

DEFINITIVE SITE PLAN at 6 PICKER ROAD STURBRIDGE, MA

1.) PROPERTY LINES/SITE FEATURES ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY SUMMIT ENGINEERING & SURVEY, INC.

2.) ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE TOWN OF STURBRIDGE'S DEPARTMENT OF PUBLIC WORKS & PARKS STANDARD SPECIFICATIONS & DETAILS, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER.

3.) THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.

4.) UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX.

5.) THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED. ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES.

6.) DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING SOON AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUTE NETTING WITH STAPLES. SEED FOR PERMANENT GRASS COVER SHOULD BE ACCORDING TO SOIL CONSERVATION SERVICE GUIDELINES FOR SOIL AND MOISTURE CONDITIONS FOUND ON THE SITE.

7.) SEDIMENTATION CONTROL FENCE AND/OR HAY BALES SHALL BE MAINTAINED UNTIL ALL SLOPES HAVE BEEN STABILIZED AND THERE IS NO DANGER OF EROSION DIRECTLY ONTO ADJUTING PROPERTIES.

8.) PRIOR TO INITIATING CONSTRUCTION, SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED. THE CONTRACTOR SHALL MAINTAIN THE DEVICES UNTIL ALL WORK IS COMPLETE AND ALL AREAS HAVE BEEN STABILIZED.

9.) IF THE PROPOSED ROADWAY AREAS ARE NOT PAVED IMMEDIATELY AFTER THE INSTALLATION OF THE DRAINAGE STRUCTURES, HAY BALES SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.

10.) THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE BASED ON FIELD AND RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF STRUCTURES AND UTILITIES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. PRIOR TO, AND DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE LOCAL UTILITY COMPANIES, WITH THE TOWN OF STURBRIDGE'S HIGHWAY DEPARTMENT, OTHER TOWN UTILITY DEPARTMENTS, APPLICABLE PRIVATELY OWNED UTILITY COMPANIES AND DIG-SAFE (1-888-344-7233) TO VERIFY UTILITY LOCATION AND TO PROTECT UTILITIES DURING AND AFTER CONSTRUCTION.

11.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.

12.) THE CONTRACTOR SHALL PROVIDE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE TOWN OF STURBRIDGE REQUIREMENTS.

13.) NO TRENCHES SHALL BE ALLOWED TO REMAIN OPEN OVERNIGHT.

14.) ALL POTABLE WATER AND SANITARY BUILDING SERVICE CONNECTIONS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF TEN FEET.

15.) TREE WORK MUST BE COMPLETED BY COMPANIES HOLDING CURRENT COMPLIANCE AGREEMENTS WITH THE MASSACHUSETTS LONGHORNED BEETLE ERADICATION PROJECT. ANY COMPANY CAN BECOME COMPLIANT BY ATTENDING A TRAINING SESSION AT THE PROGRAM OFFICE IN WORCESTER, MA.



LOCUS MAP

SCALE: 1" = 250' ±

LIST OF DRAWINGS:

SHEET - 1	COVER SHEET
SHEET - 2	EXISTING CONDITIONS
SHEET - 3	EXISTING CONDITIONS
SHEET - 4	DEMO PLAN
SHEET - 5	DEMO PLAN
SHEET - 6	EROSION & SEDIMENTATION CONTROL
SHEET - 7	EROSION & SEDIMENTATION CONTROL
SHEET - 8	GRADING/DRAINAGE
SHEET - 9	GRADING/DRAINAGE
SHEET - 10	PAVING PLAN
SHEET - 11	PAVING PLAN
SHEET - 12	LAYOUT/UTILITY
SHEET - 13	LAYOUT/UTILITY
SHEET - 14	LANDSCAPE
SHEET - 15	LANDSCAPE
SHEET - 16	CONSTRUCTION DETAILS
SHEET - 17	CONSTRUCTION DETAILS
SHEET - 18	CONSTRUCTION DETAILS
SHEET - 19	CONSTRUCTION DETAILS

LEGEND

	IRON PIPE FOUND
	DRILL HOLE FOUND
	STONE OR CONCRETE MONUMENTS
	SEWER MANHOLE
	DRAIN MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	WATER MANHOLE
	UNDETERMINED MANHOLE
	CATCH BASIN
	CLEANOUT
	MONITORING WELL
	ANCHOR
	UTILITY POLE
	WATER GATE VALVE
	WATER SHUT OFF
	HYDRANT
	BENCHMARK
	GAS VALVE
	SIGN
	LIGHT POLE / LAMP POST
	SPOT LIGHT
	MAILBOX (MBX)
	BOLLARD
	OBSERVATION TEST PIT
	HYDRIC SOIL TEST PIT
	BORING TEST PIT
	SHRUBS, BUSHES, ETC.
	DECIDUOUS TREE
	CONIFEROUS TREE
	WETLAND FLAG
	BOULDER
	VERTICAL GRANITE CURBING
	CONCRETE CURBING
	CAPE COD BERM (BITUMINOUS)
	BITUMINOUS CURBING (GENERIC)
	ELECTRIC LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	TELEPHONE LINE
	FIRE PROTECTION LINE
	OVERHEAD WIRES
	CABLE TELEVISION
	ROOF DRAIN
	STONEWALL
	EDGE OF PAVEMENT
	FENCING (AS NOTED)
	GUARD RAILING (AS NOTED)
	TREE LINE
	EDGE OF LANDSCAPING
	BORDERING VEGETATED WETLANDS
	PROPERTY LINE

ZONING DISTRICT:

ZONE: INDUSTRIAL
AREA: 87,120 SQ. FT.
FRONTAGE: 300'

SETBACK REQUIREMENTS

FRONT: 60'
SIDE: 30'
REAR: 30'

RECORD OWNER:

ONE PICKER REALTY TRUST
DANIEL PROUTY, TRUSTEE
Bk. 34338 Pg. 243
ASSESSORS ID: 510-02215-0006

**FOR PERMITTING ONLY:
NOT FOR CONSTRUCTION**



ARCO
DESIGN/BUILD

380 Interstate North Pkwy, SE, Atlanta, GA 30339
Suite 210 770.541.1700



710 Main Street
North Oxford, MA 01537



Andrew R. Baum

**NEW ENGLAND
COLD STORAGE, LLC.**

6 PICKER ROAD
STURBRIDGE, MA

COVER

SCALE: AS SHOWN

DATE: MAY 12, 2020

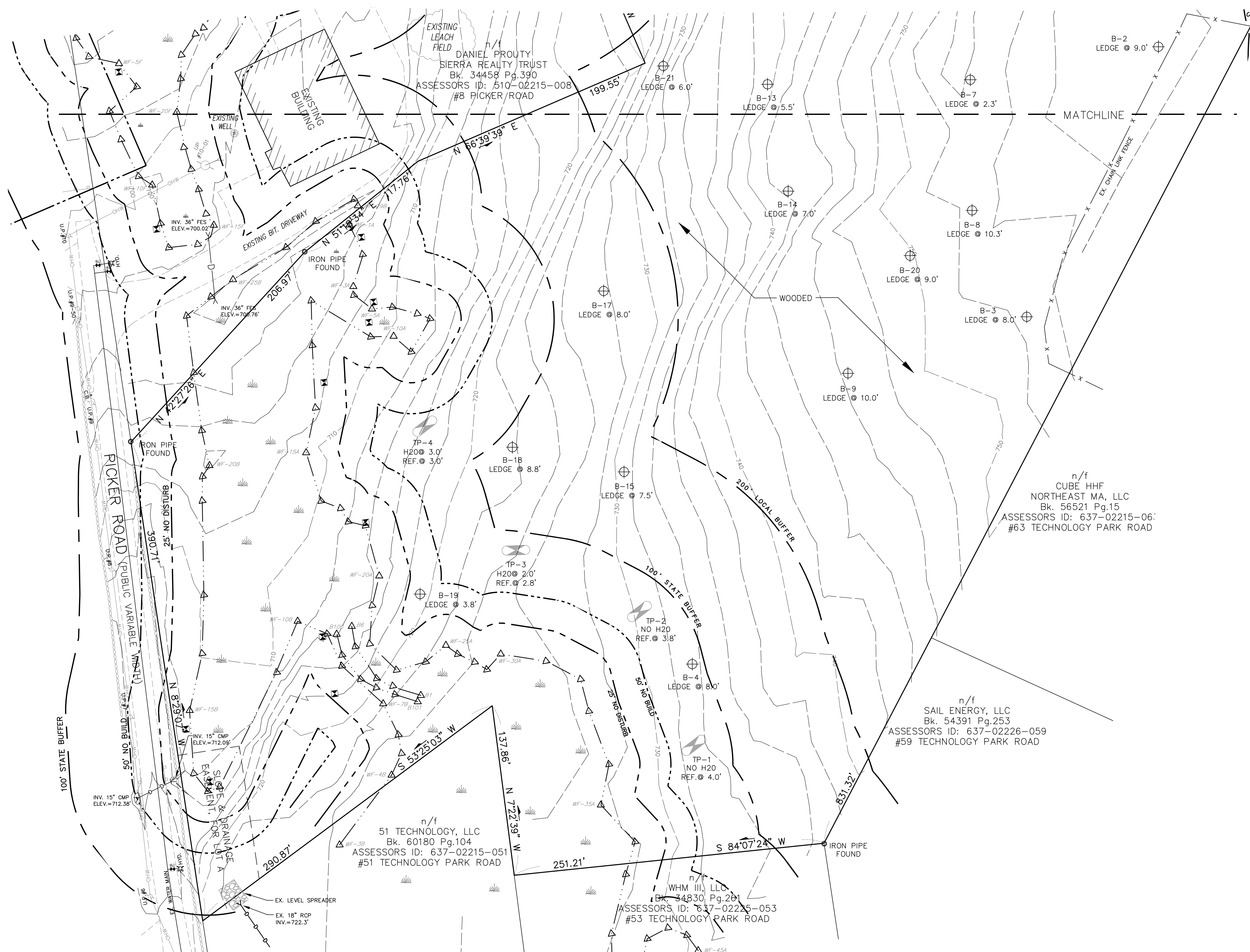
JOB NO: 20-122

PLAN NO: 20-122 DEFINITIVE SITE PLAN

SHEET NO: 1 OF 19

PLAN NOTES:

- EXISTING AND BOUNDARY CONDITIONS ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY SUMMIT ENGINEERING & SURVEY, INC.
- WETLAND FLAGS DELINEATED BY EBT ENVIRONMENTAL, INC. AND LOCATED BY SUMMIT ENGINEERING & SURVEY, INC.
- BORING TESTS PERFORMED BY WHITESTONE ASSOCIATES, INC. ON 3/18/2020. REFER TO "REPORT OF GEOTECHNICAL FINDINGS, PROPOSED COLD STORAGE FACILITY, SIX PICKER ROAD, MAP 510 BLOCK 2215 LOT 6, STURBRIDGE WORCESTER COUNTY MASSACHUSETTS" DATED APRIL 10, 2020 BY WHITESTONE ASSOCIATES, INC. PROJECT NO.: GM2017067.000.

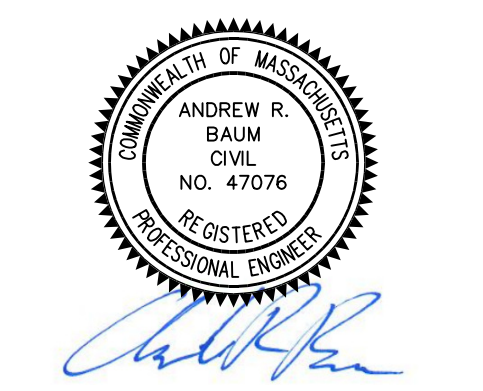


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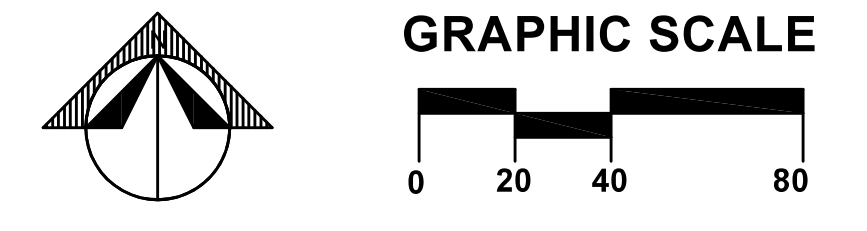


NEW ENGLAND COLD STORAGE, LLC

6 PICKER ROAD
STURBRIDGE, MA

EXISTING CONDITIONS

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SCALE: 1" = 40'
DATE: MAY 12, 2020
JOB NO: 20-122
PLAN NO: 20-122 DEFINITIVE SITE PLAN
SHEET NO: 2 OF 19

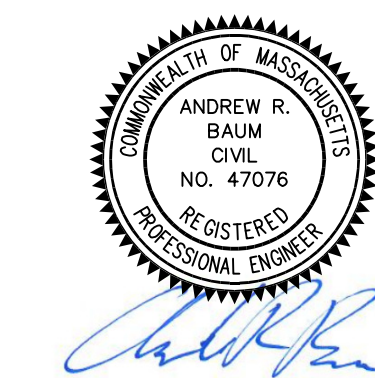


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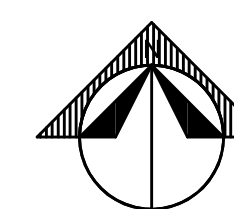


**NEW ENGLAND
COLD STORAGE, LLC.**

6 PICKER ROAD
STURBRIDGE, MA

**EXISTING
CONDITIONS**

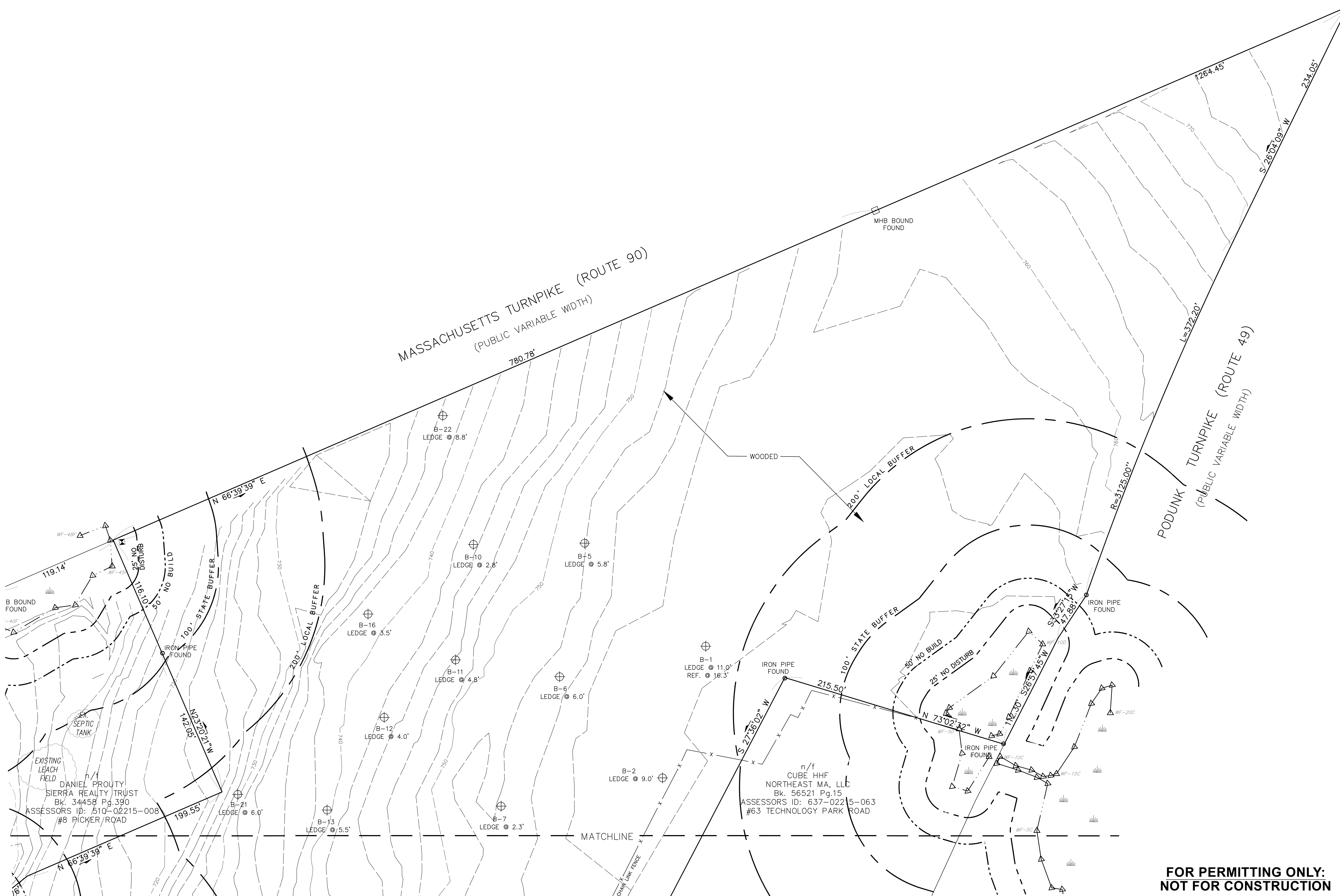
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GRAPHIC SCALE



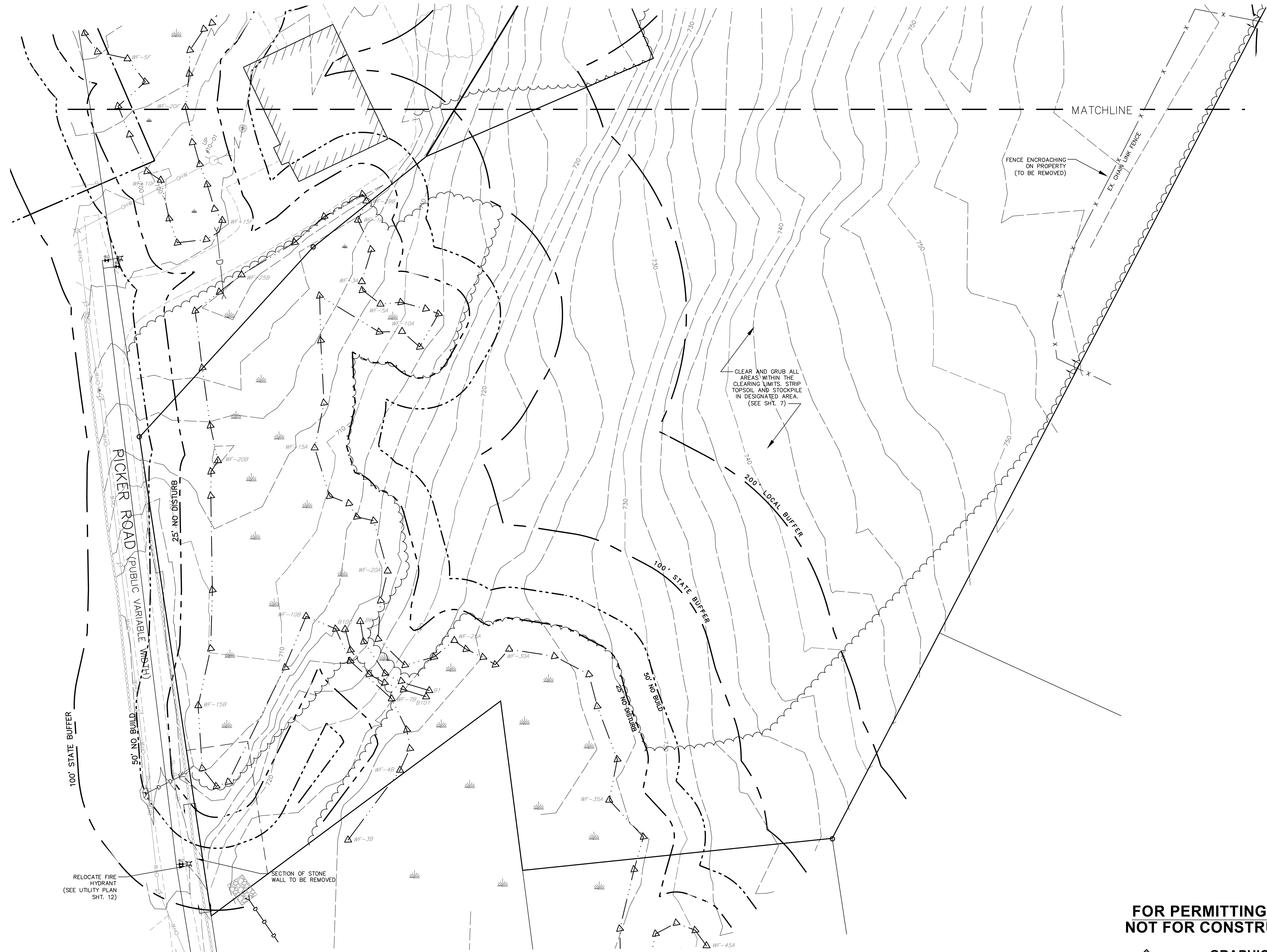
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JOB NO: 20-122
PLAN NO: 20-122 DEFINITIVE SITE PLAN
SHEET NO: 3 OF 19



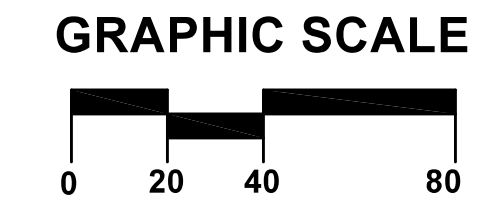
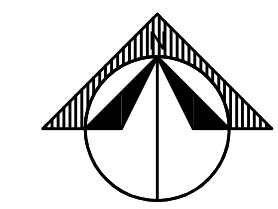
DANIEL PROUTY
SIERRA REALTY TRUST
Bk. 34458 Pg. 390
ASSESSORS ID: 510-02215-008
#8 PICKER ROAD

n/f
CUBE HHF
NORTHEAST MA, LLC
Bk. 56521 Pg. 15
ASSESSORS ID: 637-02215-063
#63 TECHNOLOGY PARK ROAD

MATCHLINE



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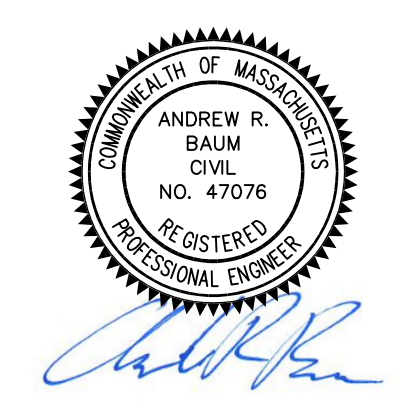


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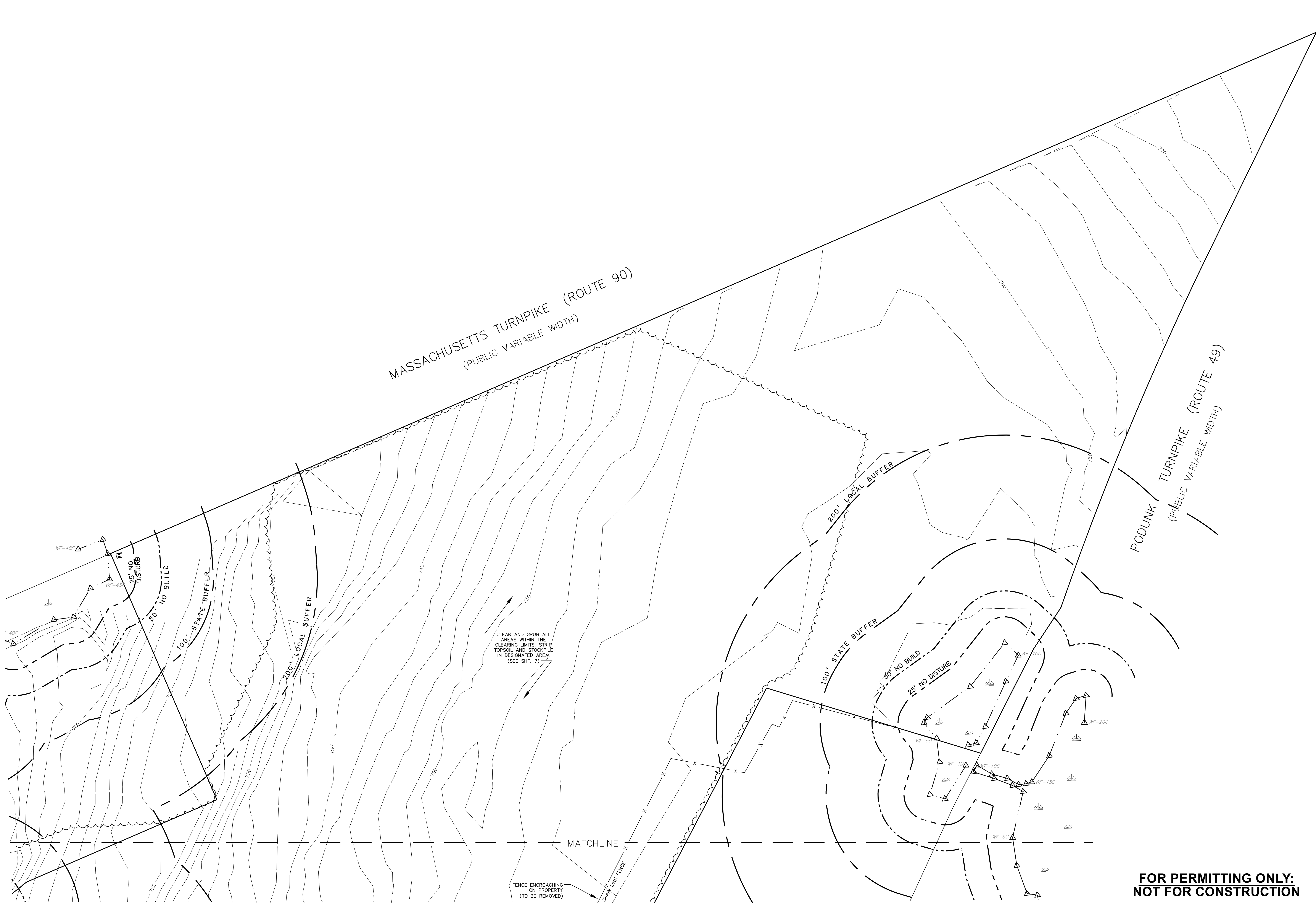


**NEW ENGLAND
COLD STORAGE, LLC.**

6 PICKER ROAD
STURBRIDGE, MA

**DEMO
PLAN**

SCALE:	1" = 40'
DATE:	MAY 12, 2020
JOB NO.:	20-122
PLAN NO.:	20-122 DEFINITIVE SITE PLAN
SHEET NO.:	4 OF 19

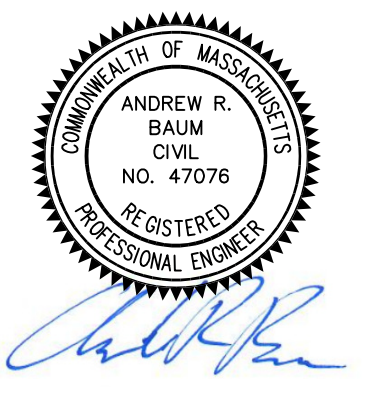


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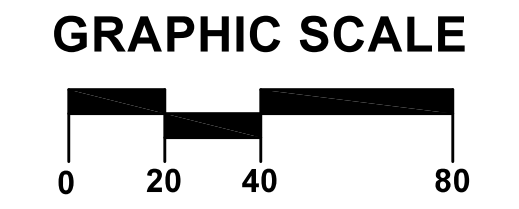
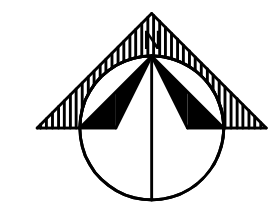


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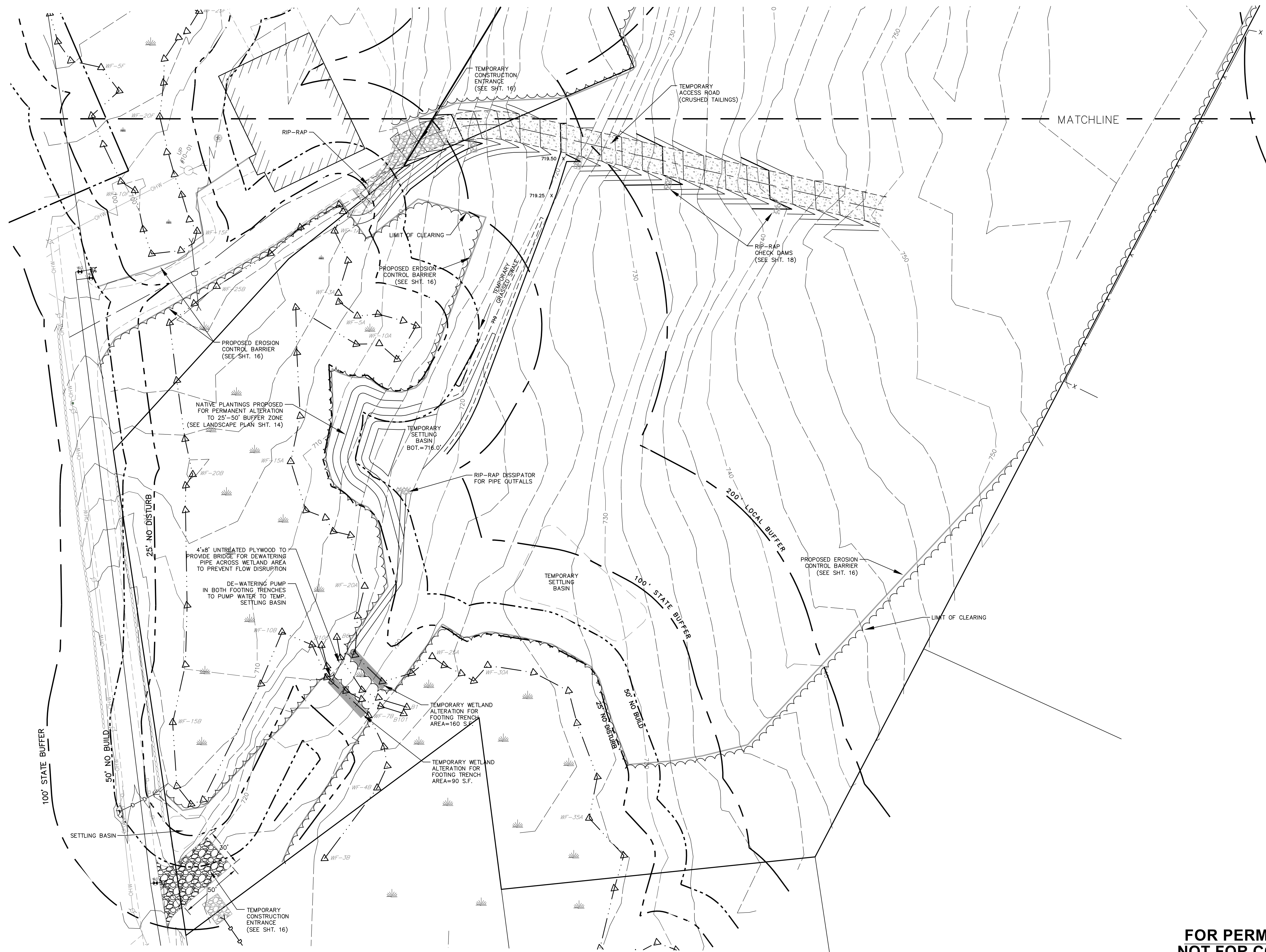
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STURBRIDGE, MA

**DEMO
PLAN**

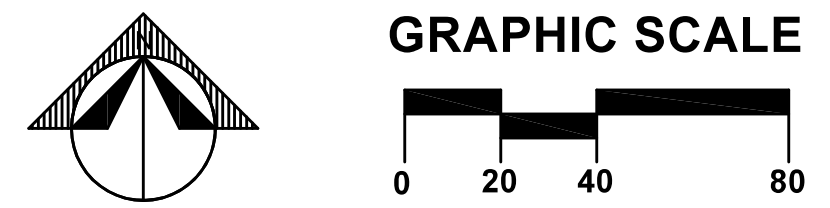
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SCALE: 1" = 40'
DATE: MAY 12, 2020
JOB NO: 20-122
PLAN NO: 20-122 DEFINITIVE SITE PLAN
SHEET NO: 5 OF 19



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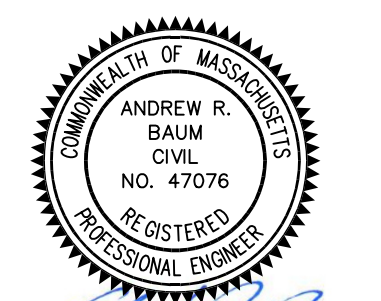


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Andrew R. Balam

NEW ENGLAND
COLD STORAGE, LLC

6 PICKER ROAD
STURBRIDGE, MA

EROSION &
SEDIMENTATION
CONTROL

SCALE: 1" = 40'
DATE: MAY 12, 2020
JOB NO: 20-122
PLAN NO: 20-122 DEFINITIVE SITE PLAN
SHEET NO: 6 OF 19

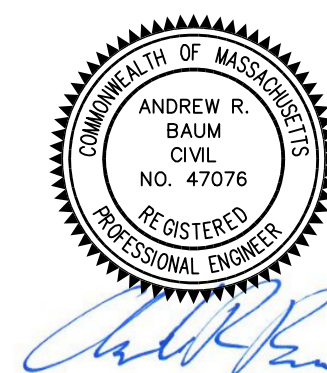


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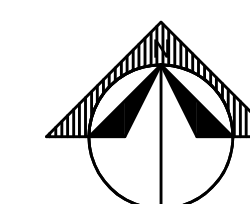


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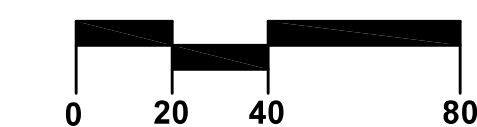
6 PICKER ROAD
STURBRIDGE, MA

**EROSION &
SEDIMENTATION
CONTROL**

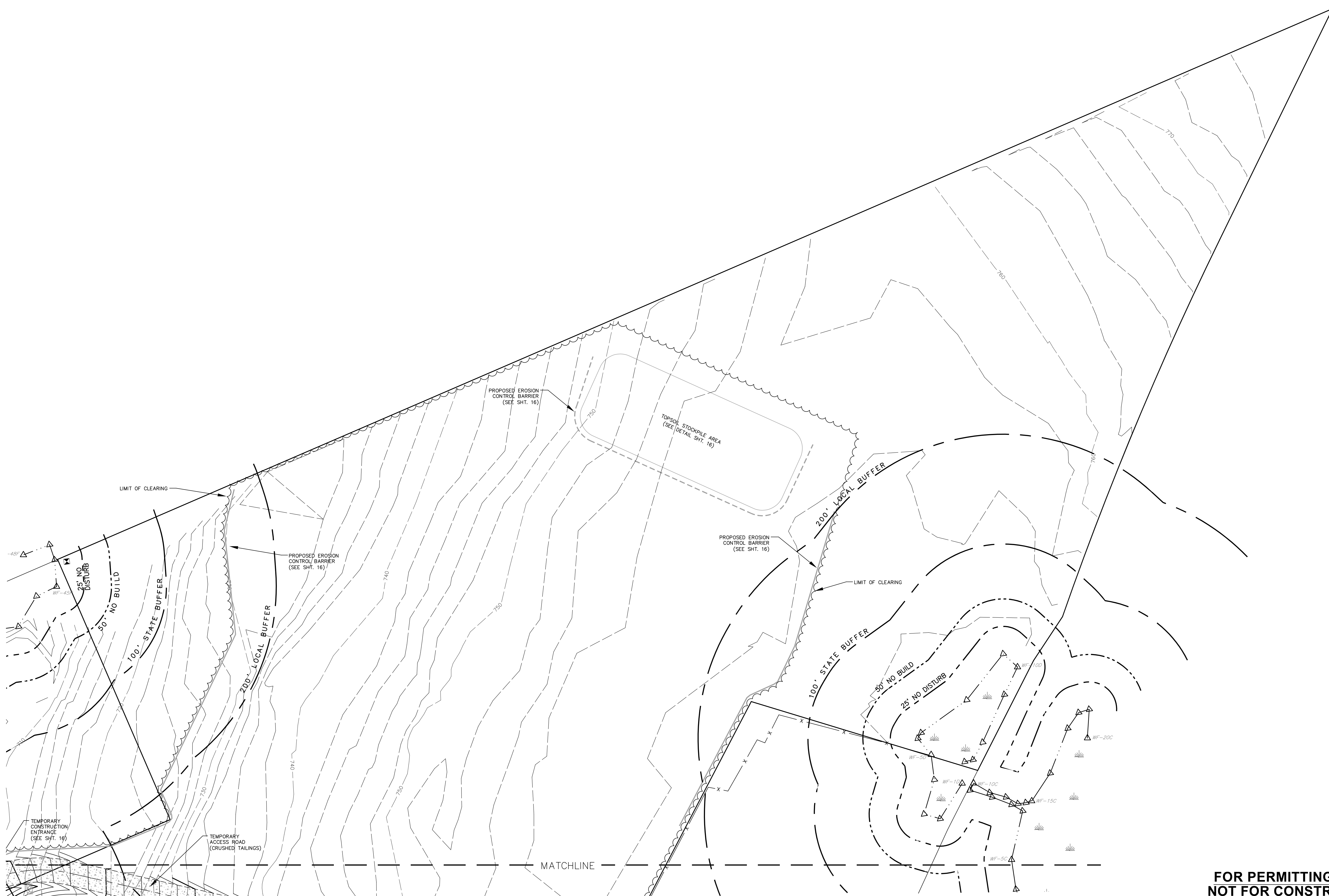
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GRAPHIC SCALE



SCALE: 1" = 40'
DATE: MAY 12, 2020
JOB NO: 20-122
PLAN NO: 20-122 DEFINITIVE SITE PLAN
SHEET NO: 7 OF 19





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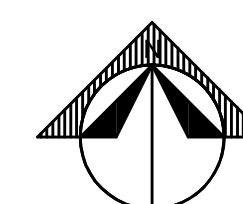
Andrew R. Baum
Civil
No. 47076
Registered Professional Engineer

**NEW ENGLAND
COLD STORAGE, LLC**

6 PICKER ROAD
STURBRIDGE, MA

**GRADING &
DRAINAGE**

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GRAPHIC SCALE



SCALE: 1" = 40'
DATE: MAY 12, 2020
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PLAN NO: 20-122 DEFINITIVE SITE PLAN
SHEET NO: 9 OF 19



120' 12" HDPE @
S=0.010'/'
12" FES
INV. = 744.00
12" FES
INV. = 733.90
12" HDPE
30' @ S=0.020'/'
RIP RAP EMERGENCY
OVERFLOW INV.=731.0
(SEE DETAIL SHT. 19)

TW=729.0'
BW=723.0'
TW=732.0'
BW=723.0'
TW=735.0'
BW=725.0'
TW=732.0'
BW=724.0'
TW=730.0'
BW=722.0'
TW=727.0'
BW=721.0'

STABILIZE TEMP. ACCESS
ROAD AREA AFTER WETLAND
CROSSING IS COMPLETE
(LOAM & SEED)

12" FES
INV. = 737.95
24" FES
INV. = 729.76
12" FES
INV. = 730.00
12" FES
INV. = 735.0
12" FES
INV. = 732.0
12" HDPE CULVERT
OUT = 736.4

**PROPOSED
BUILDING
TOTAL AREA: 82,223 S.F.
57,586 S.F. FREEZER
FLOOR ELEV.=732.0'**

**14,674 COLD DOCK STORAGE
12 DOCK DOORS**

ROOF DRAIN
LATERAL TIE IN
(TYP.)
ROOF DRAIN
DOWN SPOUT (TYP.)
(SEE DETAIL SHT. 18)

TW=754.0'
BW=750.0'
PROPOSED RETAINING
WALL (TYP.)
15" TO 18"
HDPE COUPLER

18" HDPE
425' @ S=0.010'/'

DBL CTB A
RM = 744.00
18" INV. OUT = 740.00

12" HDPE
70' @ S=0.010'/'
TW=754.0'
BW=748.0'
12" TO 15"
HDPE COUPLER
15" TO 18"
HDPE COUPLER

100' STATE BUFFER
25' NO DISTURB
50' NO BUILD

200' LOCAL BUFFER
100' STATE BUFFER

80' NO BUILD
25' NO DISTURB

FOREBAY
MATCHLINE

TRAILER PARKING (17)
145' TRUCK COURT
60' DOCK APRON

STANDARD PARKING (39)

RIP RAP SWALE

OFFICE
AREA
4,483 SF

ROOF DRAIN
LATERAL TIE IN
(TYP.)

ROOF DRAIN
LATERAL TIE IN
(TYP.)

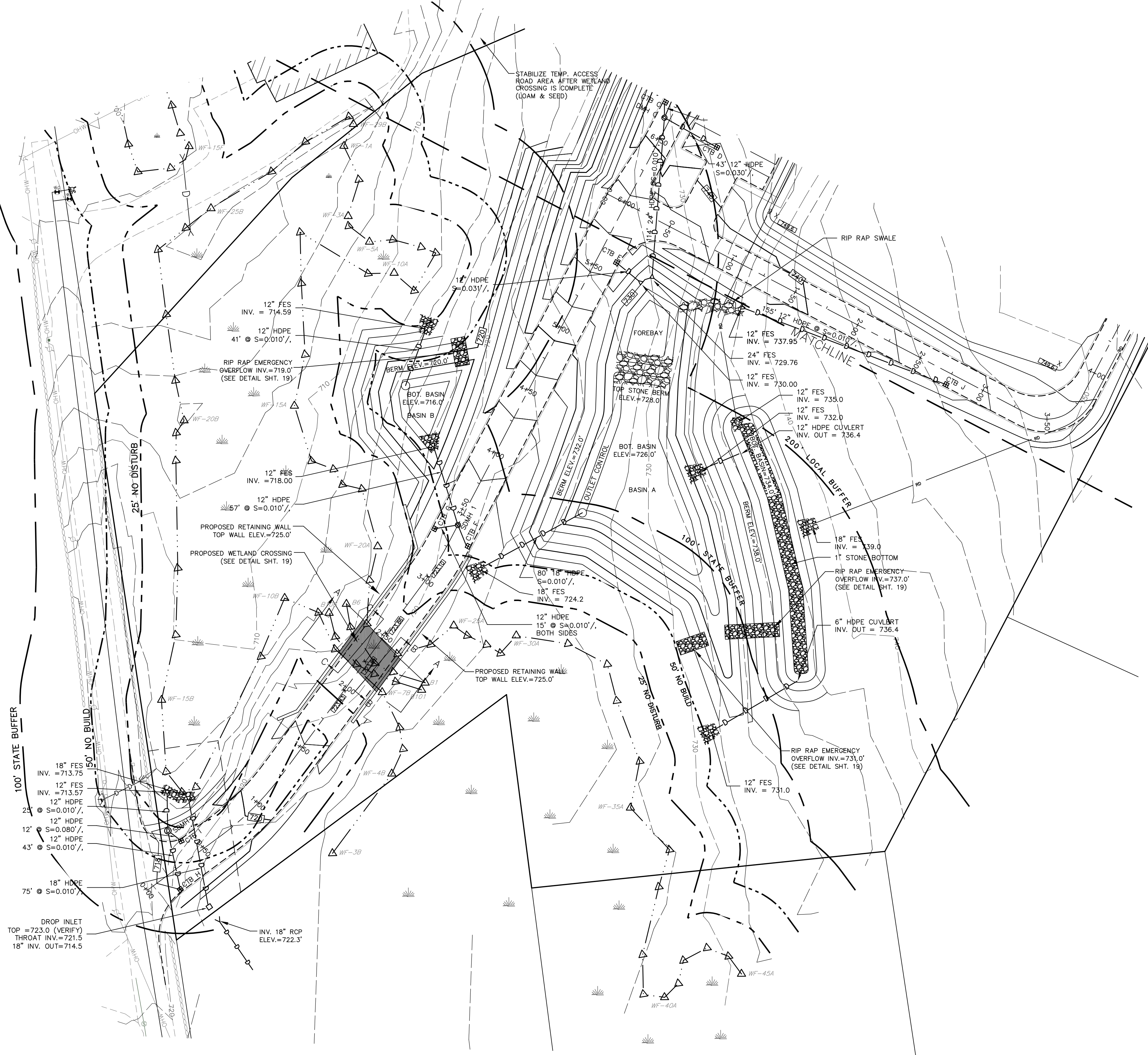
BERM ELEV.=732.0'
BOT. BASIN
ELEV.=732.0'

12" HDPE @
S=0.010'/'

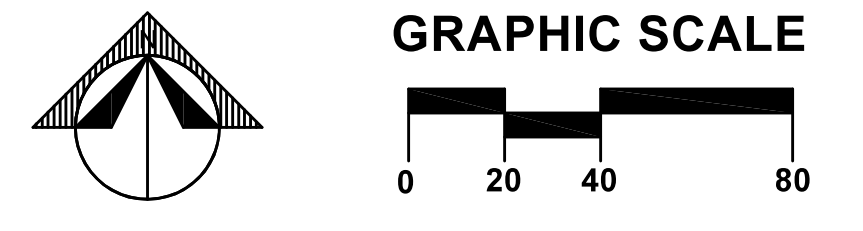
12" HDPE @
S=0.010'/'

OUTLET CONTROL STRUCTURE SCHEDULE OF ELEVATIONS			
DESCRIPTION	INVERT	DIAMETER	NOTES
BASIN A			
INVERT OUT	725.00	18	HDPE DISCHARGE
	726.50	3	1 - VERTICAL ORIFACE
	728.20	6	2 - VERTICAL ORIFACE
	730.70	24	TOP STRUCTURE GRATE
BASIN B			
INVERT OUT	715.00	12	HDPE DISCHARGE
	716.50	3	1 - VERTICAL ORIFACE
	717.00	4	2 - VERTICAL ORIFACE
	718.50	24	TOP STRUCTURE GRATE

DRAINAGE SCHEDULE OF ELEVATIONS				
STRUCTURE	RIM	INVERT	PIPE DIA. (INCHES)	NOTES
CATCHBASINS				
DBL CTB A, TRUCK COURT	744.00	740.00	18	DOUBLE CATCH BASIN
DBL CTB B, STA 11+47, 6.5' RT.	744.00	740.00	18	DOUBLE CATCH BASIN
CTB C, STA 6+75, 10' LT	741.49	737.49	12	
CTB D, STA 6+65, 39' RT	741.93	737.93	12	
CTB E, STA 5+58, 15' RT	734.68	730.68	12	
CTB F, STA 3+32.1, 15' RT	722.50	719.00	12	
CTB F, STA 3+32.1, 15' LT	722.50	719.00	12	
CTB H, STA 0+19, 15' RT	718.00	714.50	12	
CTB I, STA 15+40, 15' LT	718.53	715.03	12	
CTB J, PERIMETER ROAD	743.00	739.50	12	
DRAIN MANHOLES				
DMH-A STA, 11+28, 33' RT	745.80	737.00	18	FROM DBL CTB A.
	-	739.36	18	FROM DBL CTB STA 11+47
	-	735.00	24	TO DMH STA
DMH B, STA 11+28, 19' RT	746.00	734.83	24	FROM DMH A
	-	734.73	24	TO DMH C
DMH C, STA 6+65, 4' LT	740.91	736.94	12	FROM CTB C
	-	736.64	12	FROM CTB D
	-	731.00	24	FROM DMH B
	-	730.90	24	TO BASIN A OUTFALL
SDMH-1, STORMCEPTOR 450I, STA 3+42	723.00	718.85	12	FROM CTB F
	-	718.85	12	FROM CTB F
	-	718.60	12	TO BASIN B OUTFALL
SDMH-2, STORMCEPTOR 450I, STA 0+37, 27' LT	718.00	714.07	12	FROM CTB H
	-	714.07	12	FROM CTB I
	-	713.82	12	TO PICKER ROAD OUTFALL



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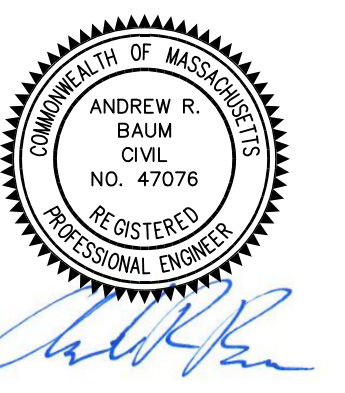


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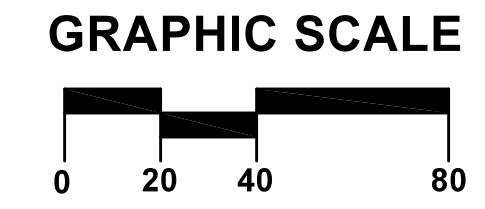
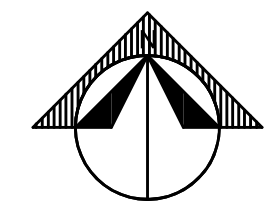
**GRADING &
DRAINAGE**

SCALE: 1" = 40'
DATE: MAY 12, 2020
JOB NO: 20-122
PLAN NO: 20-122 DEFINITIVE SITE PLAN
SHEET NO: 8 OF 19



PAVEMENT TYPE	
	CONCRETE APRON
	HEAVY DUTY PAVEMENT
	STANDARD PAVEMENT

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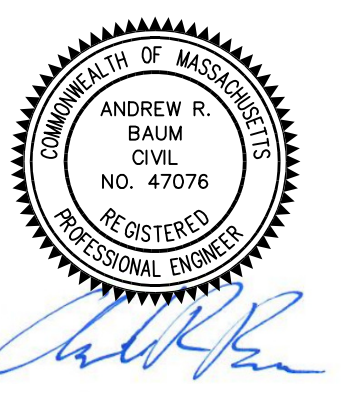


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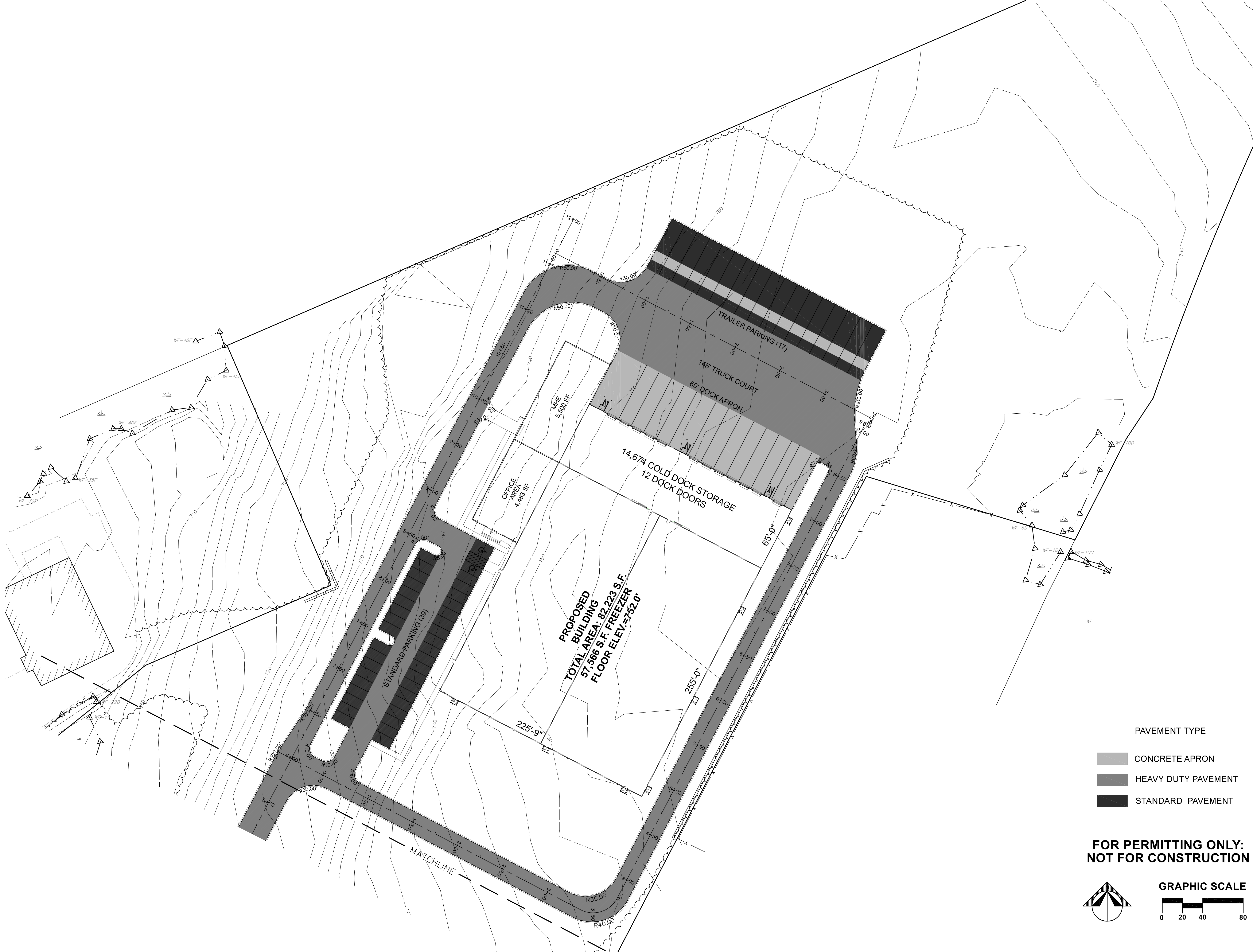


**NEW ENGLAND
COLD STORAGE, LLC**

6 PICKER ROAD
STURBRIDGE, MA

**PAVING
PLAN**

SCALE: 1" = 40'
DATE: MAY 12, 2020
JOB NO: 20-122
PLAN NO: 20-122 DEFINITIVE SITE PLAN
SHEET NO: 10 OF 19

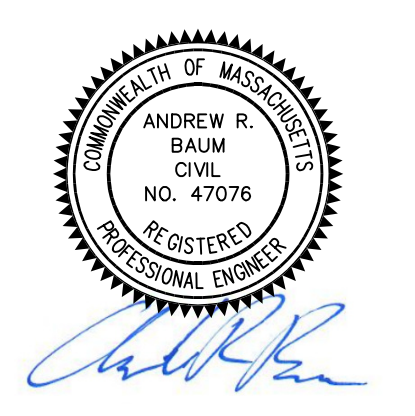


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DESIGN/BUILD

380 Interstate North Pkwy, SE, Atlanta, GA 30339
Suite 210 770.541.1700



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North Oxford, MA 01537

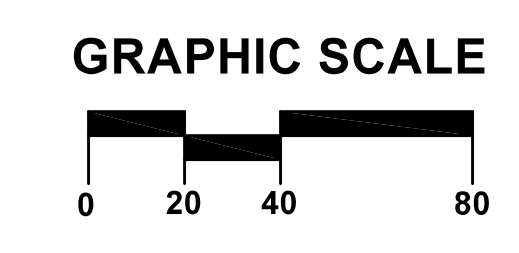
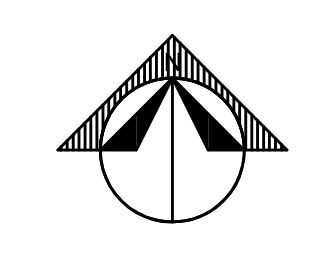


**NEW ENGLAND
COLD STORAGE, LLC.**

6 PICKER ROAD
STURBRIDGE, MA

PAVEMENT TYPE	
	CONCRETE APRON
	HEAVY DUTY PAVEMENT
	STANDARD PAVEMENT

**FOR PERMITTING ONLY:
NOT FOR CONSTRUCTION**



SCALE: 1" = 40'
DATE: MAY 12, 2020
JOB NO: 20-122
PLAN NO: 20-122 DEFINITIVE SITE PLAN
SHEET NO: 11 OF 19



FIRE HYDRANT TO BE RELOCATED ACROSS STREET FROM EXISTING LOCATION

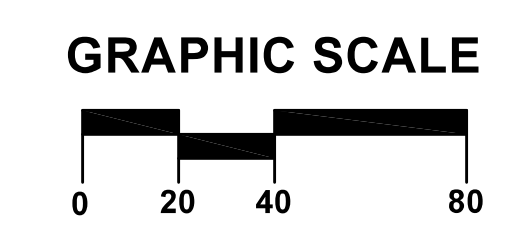
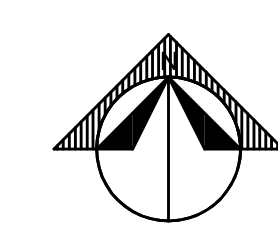
TIE FORCE MAIN INTO EXISTING SEWER MANHOLE AT F.W. WEBB ENTRANCE

FORCE MAIN & ELECTRICAL ENCLOSED IN INSULATED ENCLOSURE ATTACHED TO INTERIOR SIDE OF HEADWALL (SEE DETAIL SHT. 19)

DOMESTIC & FIRE PROTECTION LINES IN INSULATED ENCLOSURE ATTACHED TO INTERIOR SIDE OF HEADWALL (SEE DETAIL SHT. 19)

PROPOSED E-ONE PUMP RIM ELEV. = 722.80' (SEE DETAIL SHT. 17)

**FOR PERMITTING ONLY:
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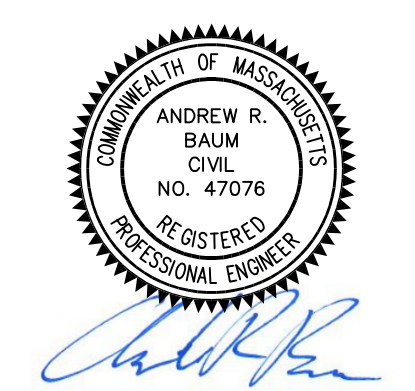


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**NEW ENGLAND
COLD STORAGE, LLC.**

6 PICKER ROAD
STURBRIDGE, MA

**LAYOUT &
UTILITIES**

SCALE:	1" = 40'
DATE:	MAY 12, 2020
JOB NO:	20-122
PLAN NO:	20-122 DEFINITIVE SITE PLAN
SHEET NO:	12 OF 19

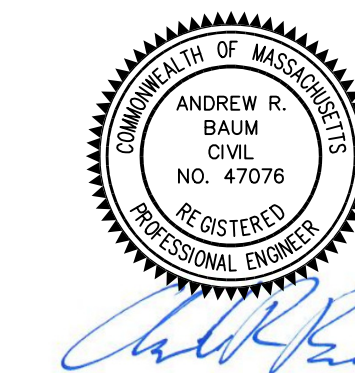


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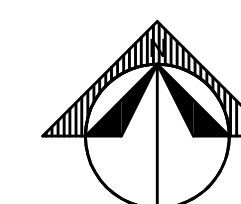


**NEW ENGLAND
COLD STORAGE, LLC.**

6 PICKER ROAD
STURBRIDGE, MA

LAYOUT &
UTILITIES

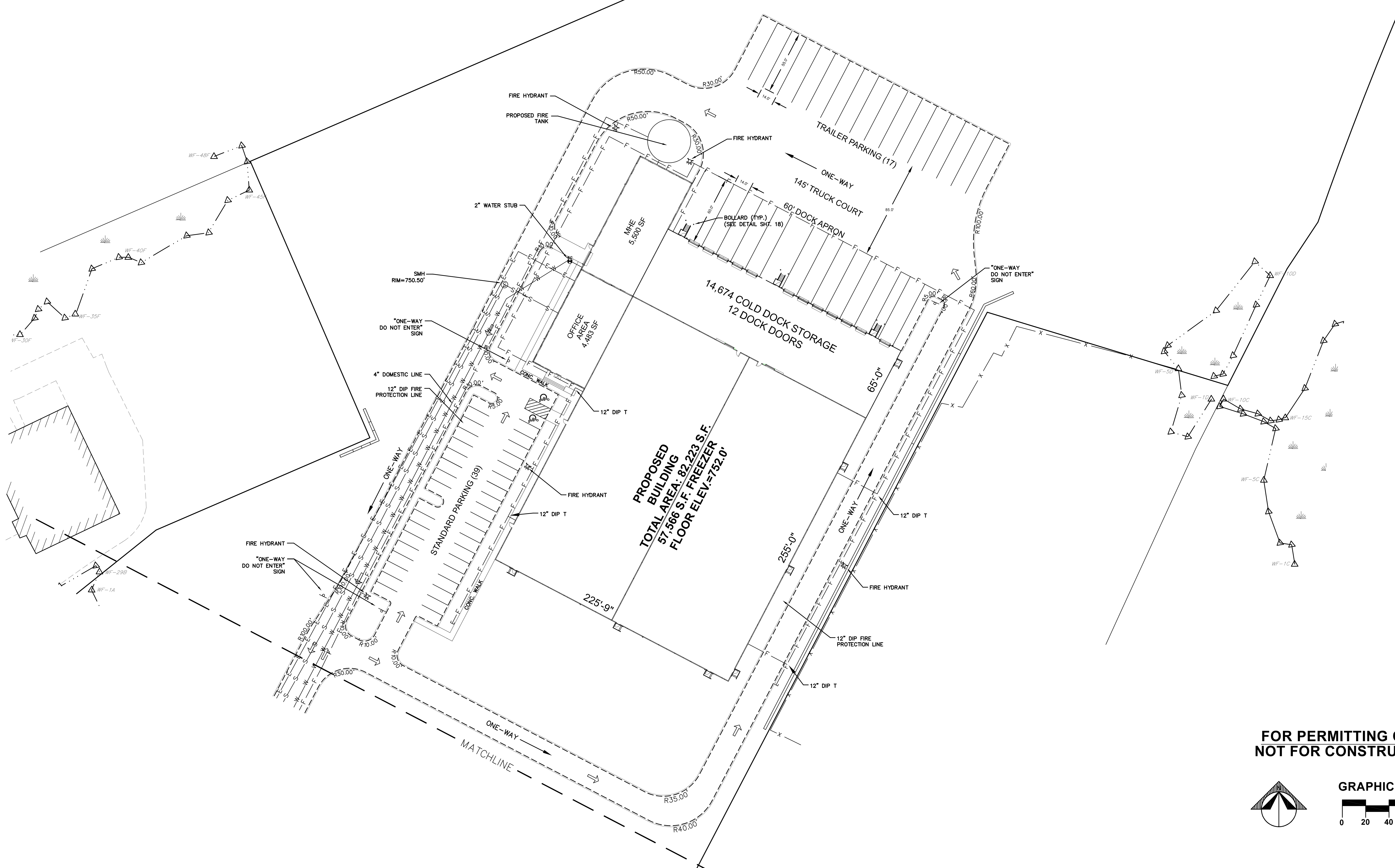
**FOR PERMITTING ONLY:
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GRAPHIC SCALE



SCALE: 1" = 40'
DATE: MAY 12, 2020
JOB NO: 20-122
PLAN NO: 20-122 DEFINITIVE SITE PLAN
SHEET NO: 13 OF 19





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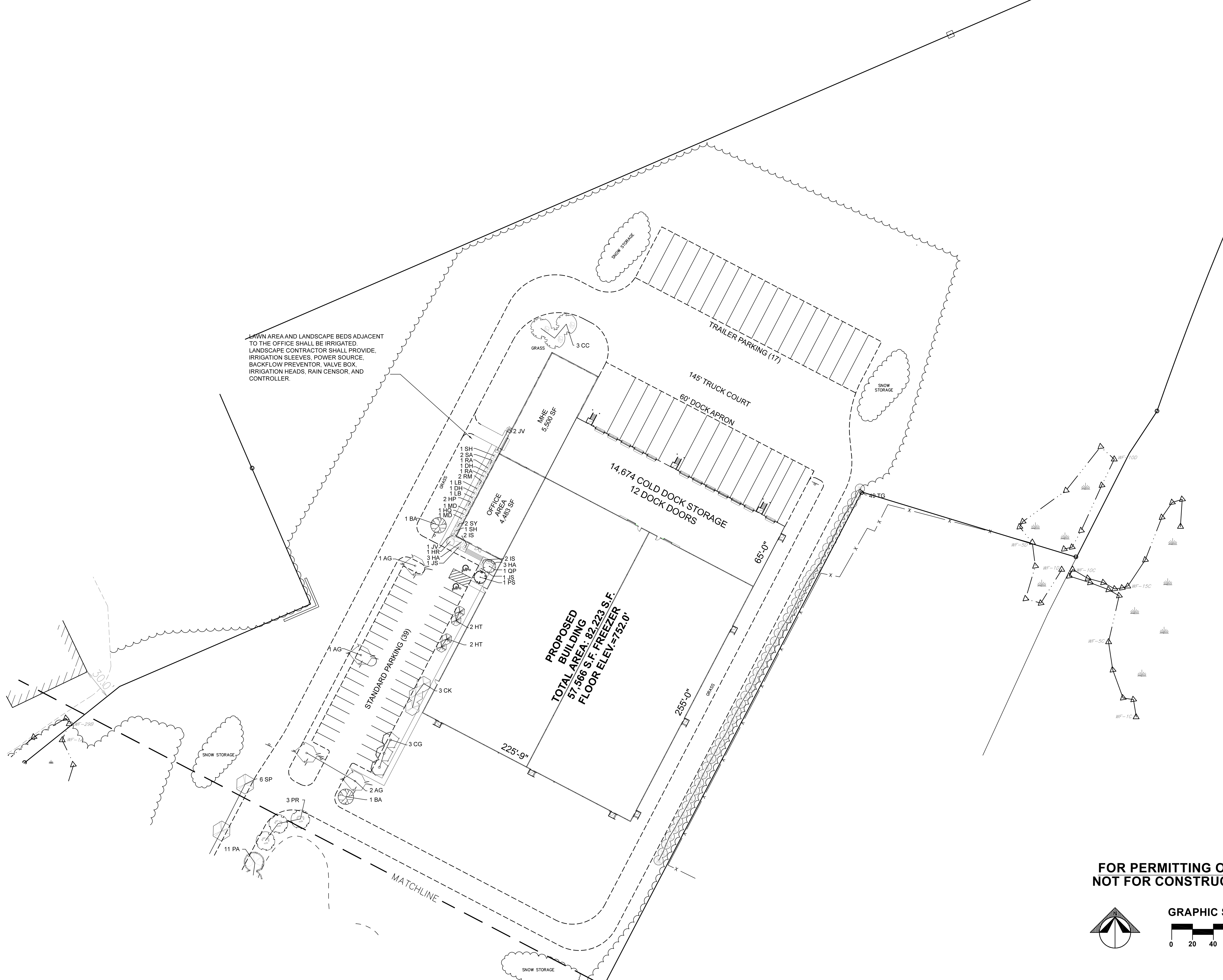
710 Main Street
North Oxford, MA 01537



NEW ENGLAND COLD STORAGE, LLC

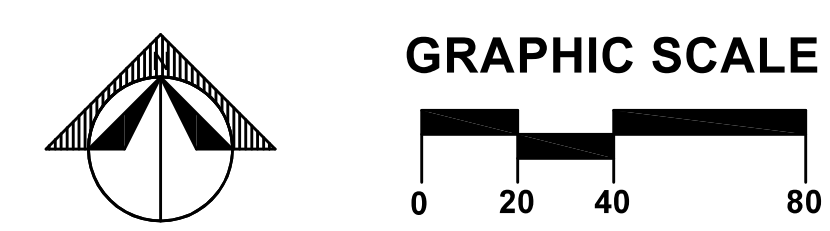
6 PICKER ROAD
STURBRIDGE, MA

LANDSCAPE



LAWN AREA AND LANDSCAPE BEDS ADJACENT TO THE OFFICE SHALL BE IRRIGATED. LANDSCAPE CONTRACTOR SHALL PROVIDE, IRRIGATION SLEEVES, POWER SOURCE, BACKFLOW PREVENTOR, VALVE BOX, IRRIGATION HEADS, RAIN SENSOR, AND CONTROLLER.

**FOR PERMITTING ONLY:
NOT FOR CONSTRUCTION**



SCALE: 1" = 40'
DATE: MAY 12, 2020
JOB NO: 20-122
PLAN NO: 20-122 DEFINITIVE SITE PLAN
SHEET NO: 13 OF 19

PRELIMINARY SITE WORK:

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWNSLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN MORE THAN THREE WEEKS OR SUBJECT TO EROSION CONDITIONS SUCH AS INTENSE RAIN, WIND OR OTHER EXPOSURE.
2. STOCKPILES SHALL BE LOCATED AS SPECIFIED HEREIN AND AS REQUIRED, SHOULD ADDITIONAL AREAS BE NEEDED THEY SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE, IN AREAS OF MINIMAL IMPACT. IF A STOCKPILE IS LOCATED ON A SLOPE, THE RUNOFF SHALL BE DIRECTED AWAY FROM THE PILE.
3. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAYBALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.
4. IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE MAY - NOVEMBER CONSTRUCTION SEASON, THE SITE DRAINAGE SYSTEM SHALL BE INSTALLED, MAINTAINING HYDRAULIC CAPACITY, PRIOR TO ANY ROUGH GRADING IN THE BUFFER ZONE.

INSTALLATION OF UTILITIES:

1. CARE SHALL BE TAKEN TO ASSURE THAT THE UTILITY TRENCHES DO NOT CHANNELIZE RUNOFF TOWARDS EXISTING STREETS OR OTHER OFF-SITE AREAS.
2. THE INSTALLATION OF SUBSURFACE UTILITIES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
3. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE MINIMUM LENGTH REQUIRED FOR DAILY UTILITY INSTALLATION. ALL TRENCHES SHALL BE BACKFILLED AS SOON AS POSSIBLE.

LANDSCAPING:

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
3. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH HAY, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
4. A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
5. SEED APPLICATIONS SHALL BE IN ACCORDANCE WITH THE GRASS AND SLOPE COVER SPECIFICATIONS.

PRE-CONSTRUCTION:

1. AN EROSION CONTROL BARRIER (SEE SHEET 4) SHALL BE INSTALLED AS DEPICTED ON THE SITE PLAN, BETWEEN THE AREAS TO BE DISTURBED AND WETLAND AREAS. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE SITE PLAN ARE THE MINIMUM REQUIRED TO PROTECT THE ON & OFF SITE DRAINAGE SYSTEMS.
2. PHOTOGRAPHS AND/OR VIDEO IMAGES OF THE PRE-CONSTRUCTION CONDITION OF THE SITE AND SURROUNDING AREAS, ESPECIALLY THE ADJACENT STREETS SHALL BE TAKEN, DEVELOPED AND DATED. A COPY OF THESE MATERIALS SHALL BE SUBMITTED TO THE COMMISSION AND OWNER FOR THEIR FILES. THESE PICTURES AND IMAGES SHALL REFERENCE EXISTING SITE CONDITIONS AND PERMANENT REFERENCE MARKS TO ENABLE RECOGNITION OF THE AREA BEING PHOTOGRAPHED, AND SHALL REPRESENT A COMPREHENSIVE VIEW OF THE SITE PRIOR TO DEVELOPMENT.
3. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE AREA TO BE DISTURBED FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS. THE STAGING AREA SHALL BE OUTSIDE OF THE 100' WETLANDS BUFFER ZONE.
4. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAYBALES, SILT FENCE AND CRUSHED STONE.
5. A TEMPORARY STONE CONSTRUCTION ENTRANCE IS REQUIRED TO PREVENT TRACKING OF SILT, MUD, ETC. ONTO EXISTING ROADS. THE STONE SHALL BE REPLACED REGULARLY AS WELL AS WHEN THE STONE IS SILT LOADED OR EQUIPMENT IS OBSERVED TO BE TRACKING SOIL ONTO THE ROADWAYS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

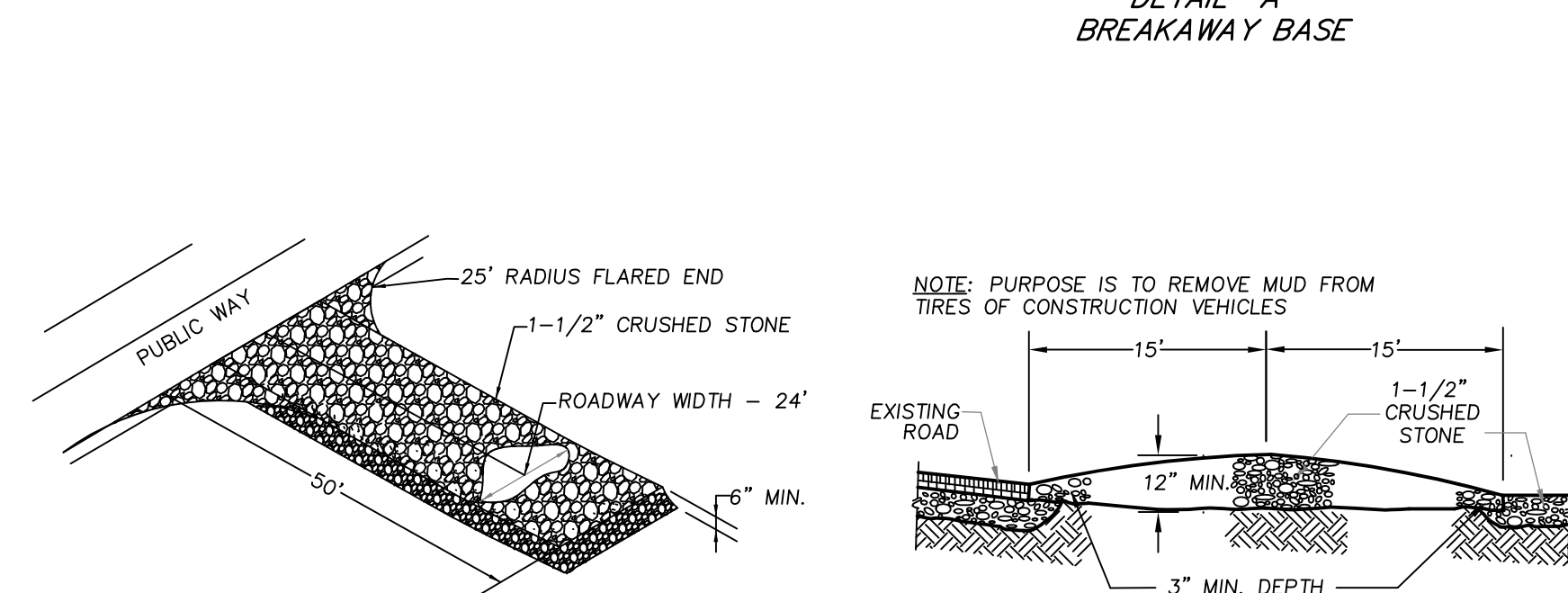
GENERAL CONSTRUCTION REQUIREMENTS:

1. ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL TAKE PLACE OUTSIDE OF THE 100 FOOT BUFFER ZONE TO THE ENTRANCE TO THE DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASIN OR DIVERSION SWALES.
2. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS IS ALLOWED IN THE 100 FOOT BUFFER ZONE. THE BURIAL OF STUMPS, CONSTRUCTION DEBRIS OR OTHER MATERIALS SHALL NOT BE ALLOWED ANYWHERE ON-SITE.
3. NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS OR EXISTING OR PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING: CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.

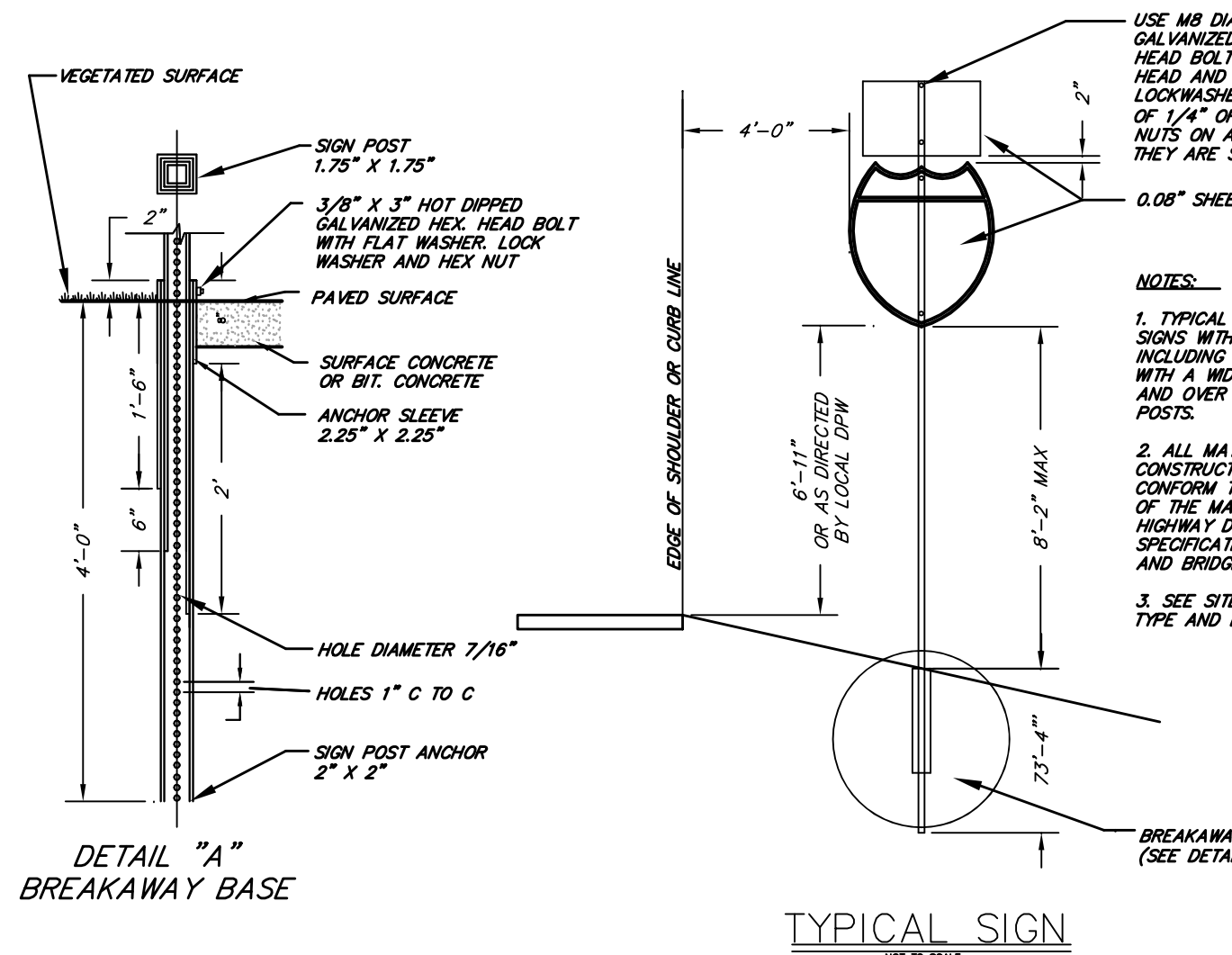
CONSTRUCTION NOTES

- 1.) ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS AND THE MDPW "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER.
- 2.) THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- 3.) UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDDED WITH AN APPROVED GRASS MIX.
- 4.) THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
- 5.) NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A CATCH BASIN. ALL MATERIALS STOCKPILED WITHIN 100 FEET OF A CATCH BASIN, SHALL BE RELOCATED, MULCHED OR OTHERWISE TREATED TO INSURE THAT THE MATERIALS ARE NOT CARRIED TO THE CATCH BASIN.
- 6.) DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING SOON AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUTE NETTING WITH STAPLES. SEED FOR PERMANENT GRASS COVER SHOULD BE ACCORDING TO SOIL CONSERVATION SERVICE GUIDELINES FOR SOIL AND MOISTURE CONDITIONS FOUND ON THE SITE.
- 7.) SEDIMENTATION CONTROL FENCE AND/OR HAY BALES SHALL BE MAINTAINED UNTIL ALL SLOPES HAVE BEEN STABILIZED AND THERE IS NO DANGER OF EROSION OUTSIDE OF THE PROPERTY.
- 8.) PRIOR TO INITIATING CONSTRUCTION, SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE DEVICES UNTIL ALL WORK IS COMPLETE AND ALL AREAS HAVE BEEN STABILIZED.
- 9.) ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AS REQUIRED BY THE CONSERVATION COMMISSION OR AS DIRECTED BY THE ENGINEER.
- 10.) THE FUNCTIONING OF TEMPORARY CULVERTS, DITCHES, SWALES, OR CONSTRUCTION OPERATIONS SHALL NOT CAUSE NOTICEABLE SEDIMENTATION PLUMES. IF PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.

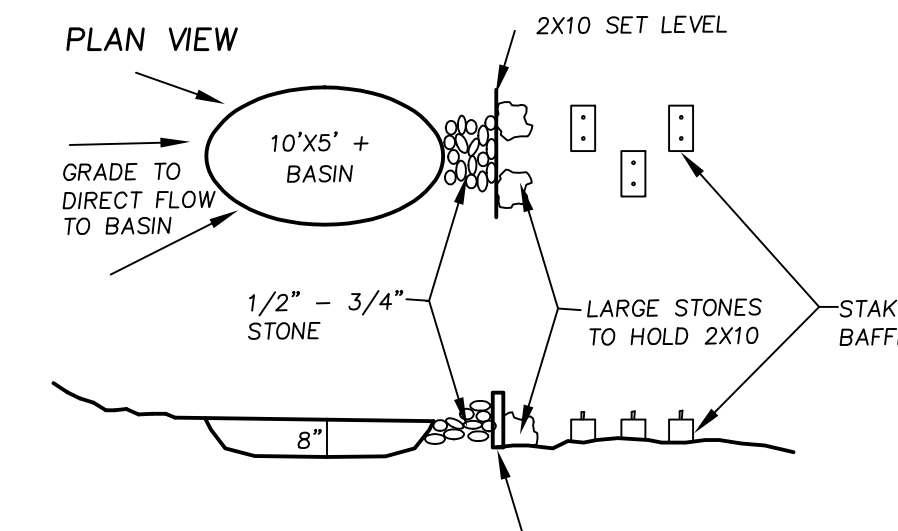
- 11.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
- 12.) THE CONTRACTOR SHALL PROVIDE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE TOWN OF STURBRIDGE REQUIREMENTS.
- 13.) NO TRENCHES SHALL BE ALLOWED TO REMAIN OPEN OVERNIGHT.
- 14.) ALL POTABLE WATER AND SANITARY BUILDING SERVICE CONNECTIONS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF TEN FEET.
- 15.) ALL REQUIRED PERMITS SHALL BE SECURED PRIOR TO COMMENCING WORK, INCLUDING ANY NECESSARY TRENCH PERMITS.
- 16.) ALL PROPOSED FENCING TO BE INSTALLED ALONG THE PROPERTY LINE UNLESS OTHERWISE DESIGNATED. ALL FENCING ALONG PROPERTY LINES SHALL NOT EXCEED 6 FEET IN HEIGHT.
- 17.) ALL PROPOSED LIGHTING TO BE LESS THAN 20' HIGH & HAVE DOWN-SHADES TO PREVENT LIGHT SPILLOVER. THERE SHALL BE NO MORE THAN ONE-FOOT CANDLE OF SPILLOVER ONTO RESIDENTIAL ABUTTING PROPERTIES.
- 18.) PROPERTY OWNER SHALL MAINTAIN LANDSCAPING ELEMENTS DURING & AFTER CONSTRUCTION.
- 19.) ALL PAVING ELEMENTS SHALL BE IN CONFORMANCE WITH THE TOWN OF STURBRIDGE DPW REQUIREMENTS.
- 20.) EXISTING TREES THAT ARE GREATER THAN 9" CALIBER ARE INDICATED ON THE SITE PLAN SET.
- 21.) THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VISUAL APPEAL OF ALL LANDSCAPING ELEMENTS AFTER CONSTRUCTION.
- 22.) EXCESS SNOW SHALL BE TRUCKED OFF OF THE SITE ONCE THE AMOUNT WITHIN THE SNOW STORAGE AREA BEGINS TO IMPEDE ACCESS TO THE REQUIRED PARKING SPACES OR ONCE SIGHT LINE ACCESS IS IMPEDED FROM ANY DIRECTION.
- 23.) NO EXISTING VEGETATION SHALL BE RETAINED UNLESS ITEMIZED ON PLANS. SEE LANDSCAPING PLAN/TABLE FOR GUIDANCE.



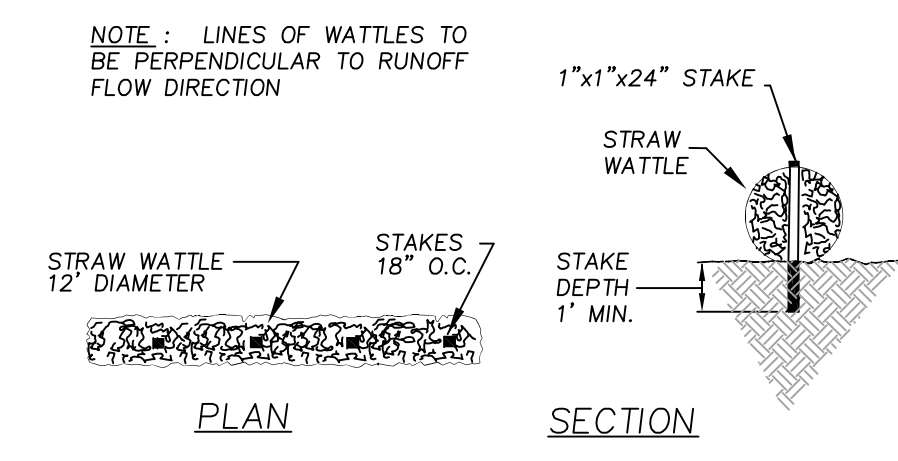
TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE



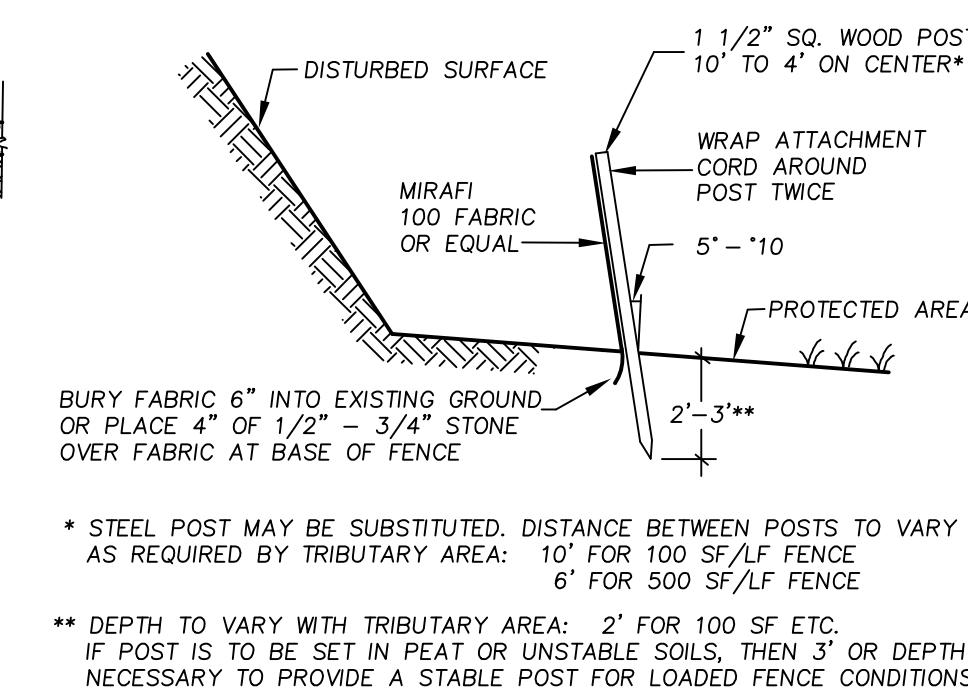
TYPICAL SIGN
NOT TO SCALE



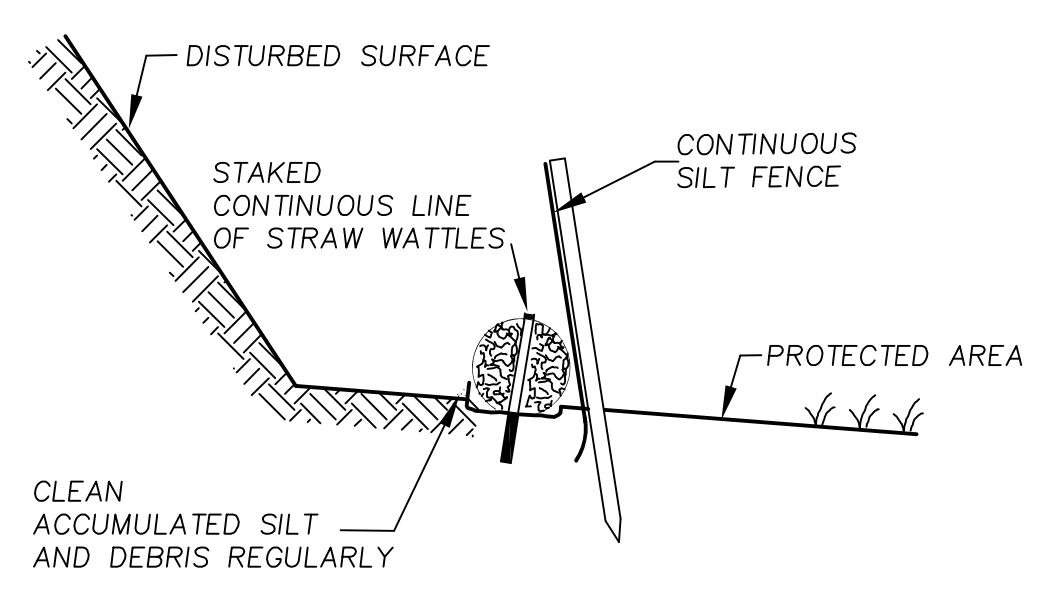
TEMPORARY DEWATERING AREA
NOT TO SCALE



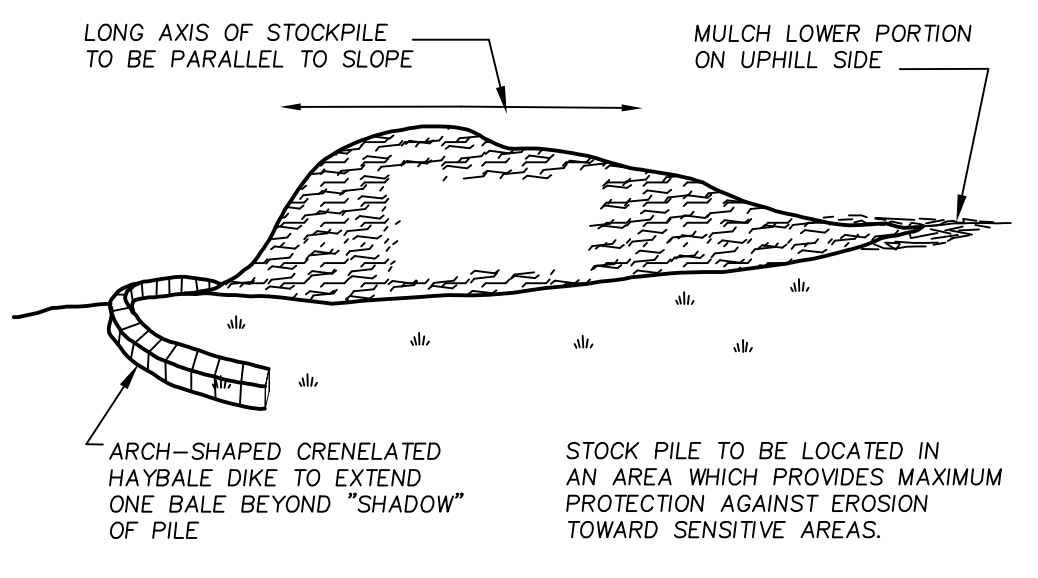
STRAW WATTLES
NOT TO SCALE



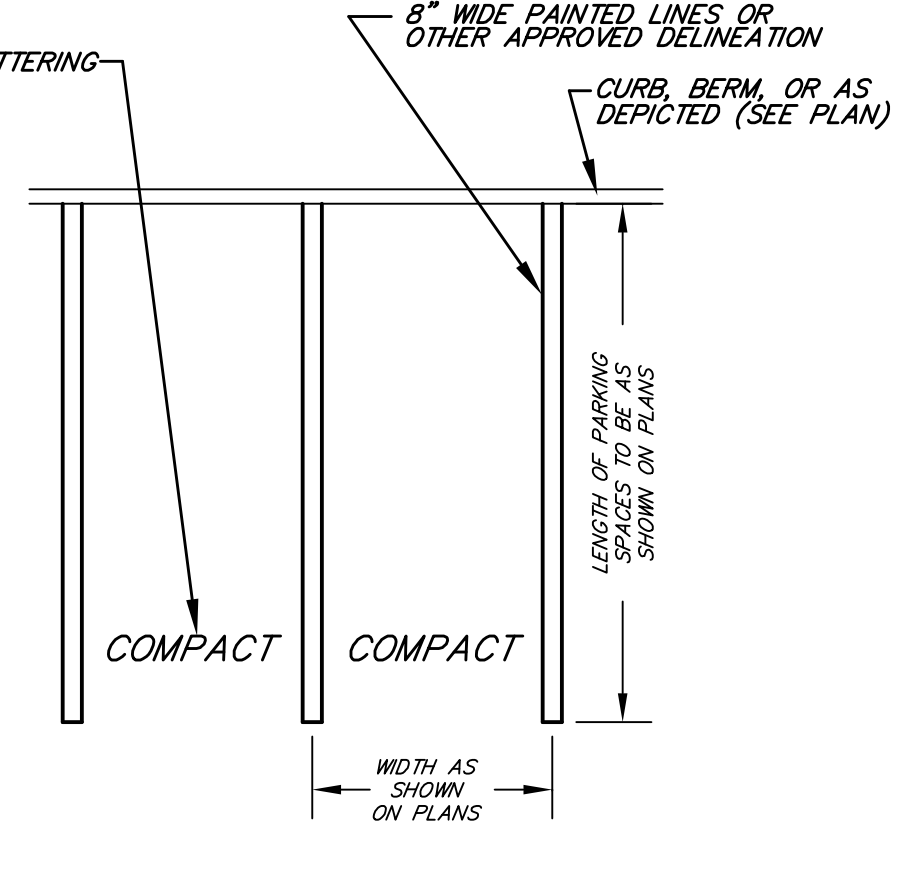
SILT FENCE DETAIL
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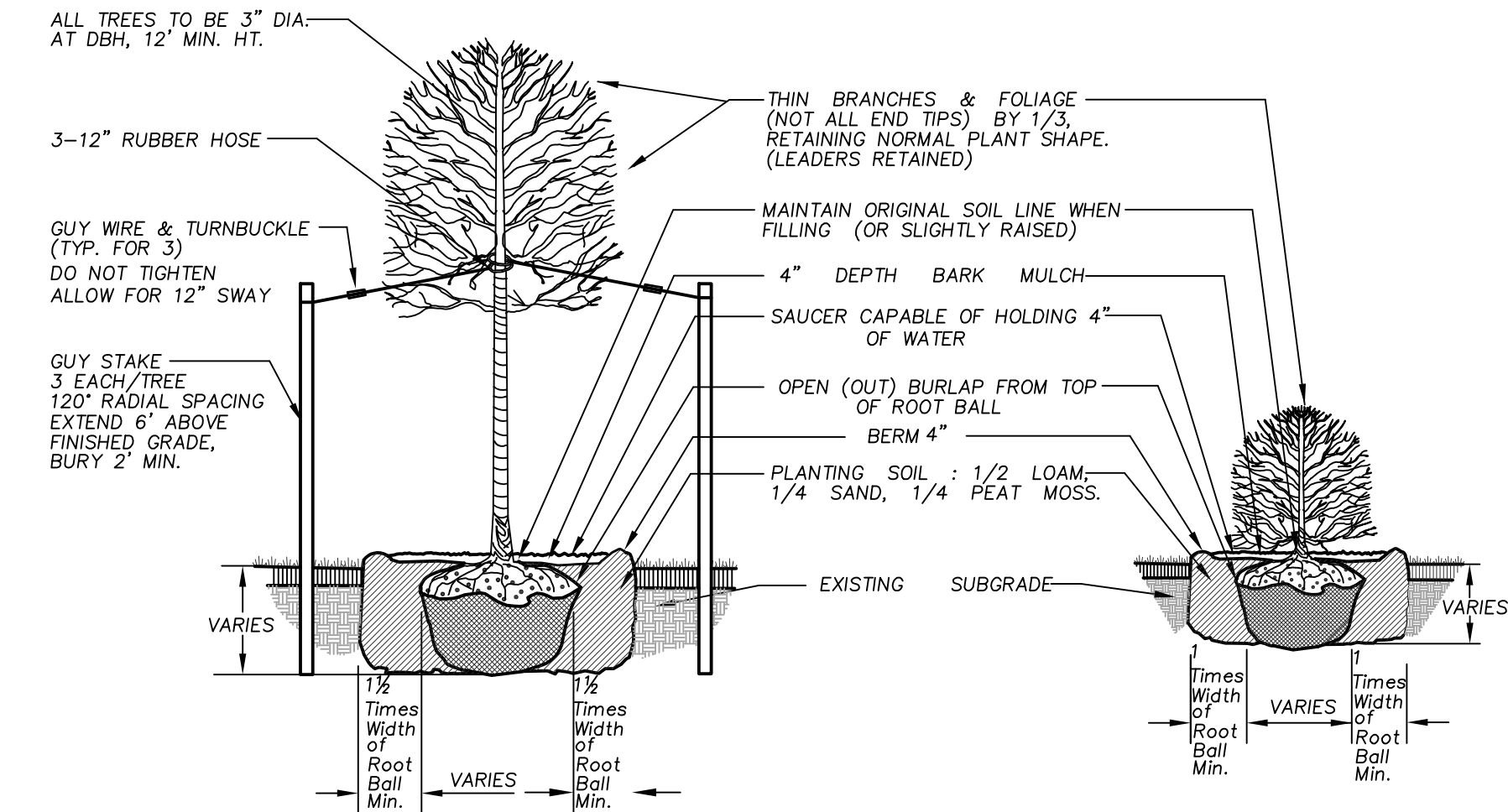
SILTATION BARRIER
NOT TO SCALE



TEMPORARY STOCKPILE
NOT TO SCALE



COMPACT PARKING SPACES
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE

SHRUB PLANTING
NOT TO SCALE

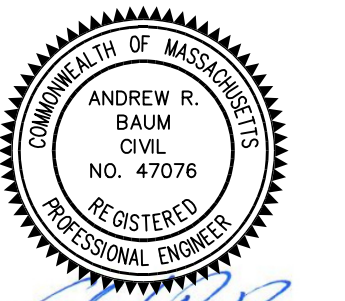


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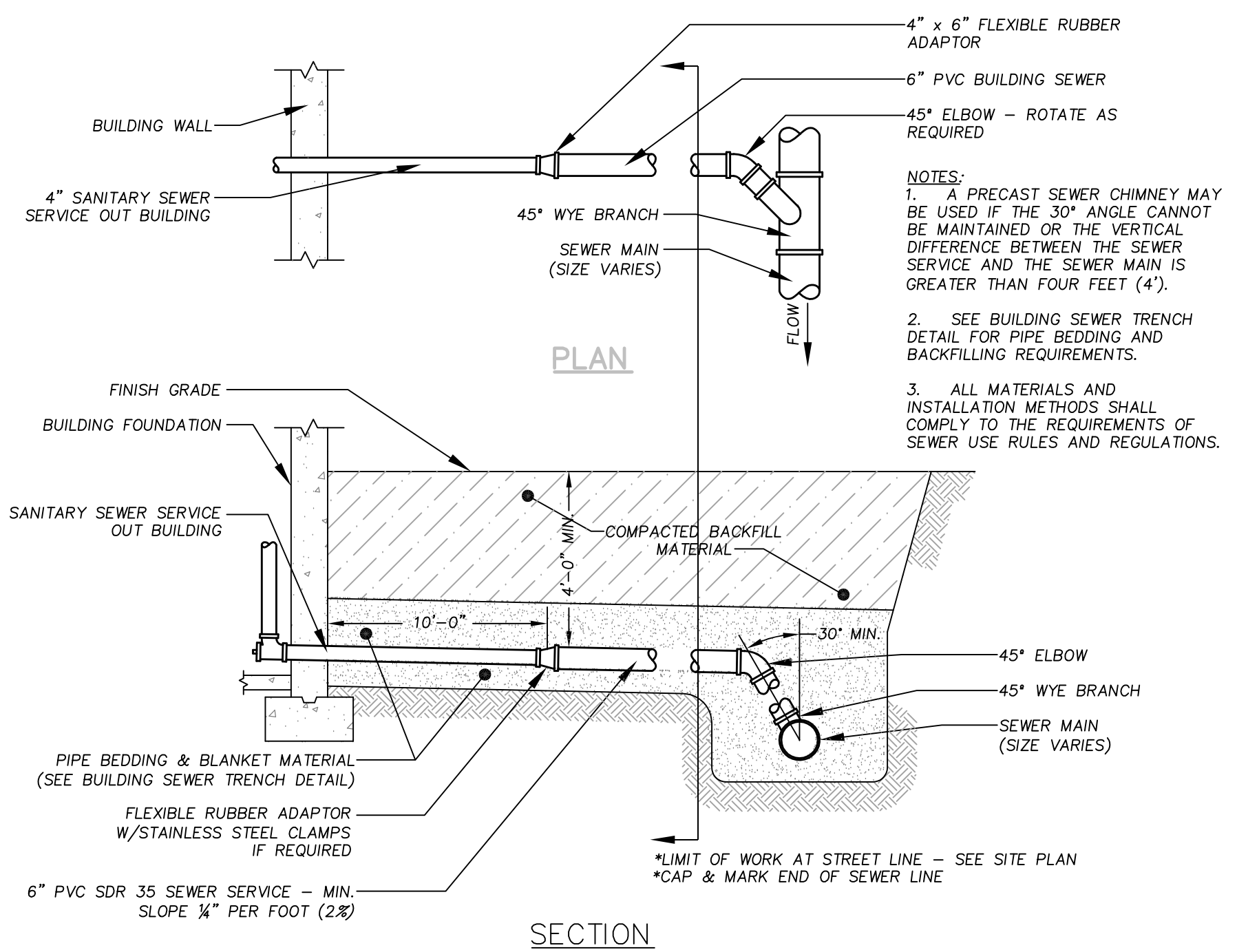
**NEW ENGLAND
COLD STORAGE, LLC.**

6 PICKER ROAD
STURBRIDGE, MA

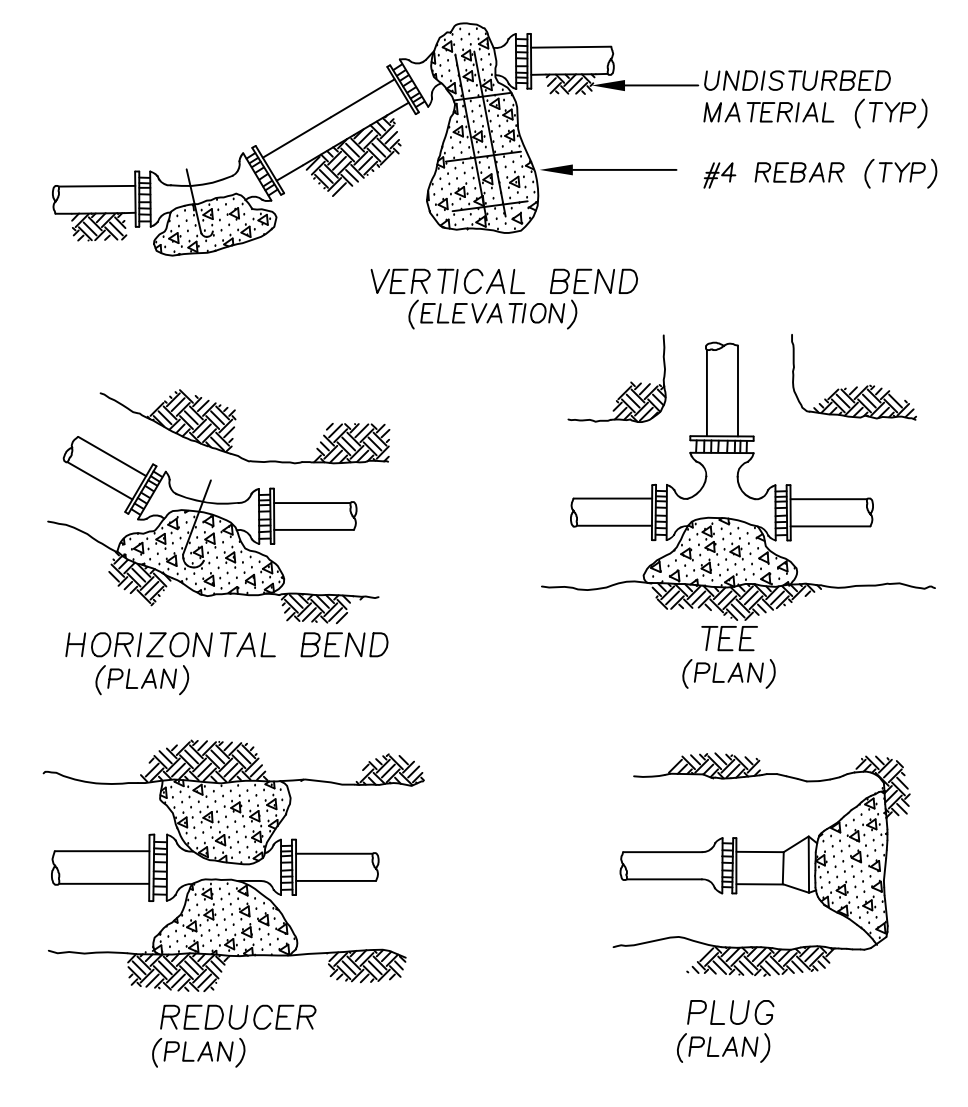
**CONSTRUCTION
DETAILS**

SCALE:	AS SHOWN
DATE:	MAY 12, 2020
JOB NO:	20-122
PLAN NO:	20-122 DEFINITIVE SITE PLAN
SHEET NO:	16 OF 19

NOTE: ALL SITE CONSTRUCTION METHODS & MATERIALS SHALL COMPLY TO THE REQUIREMENTS OF THE STURBRIDGE DEPARTMENT OF PUBLIC WORKS.



BUILDING SEWER CONNECTION
NOT TO SCALE



THRUST BLOCK DETAILS
NOT TO SCALE

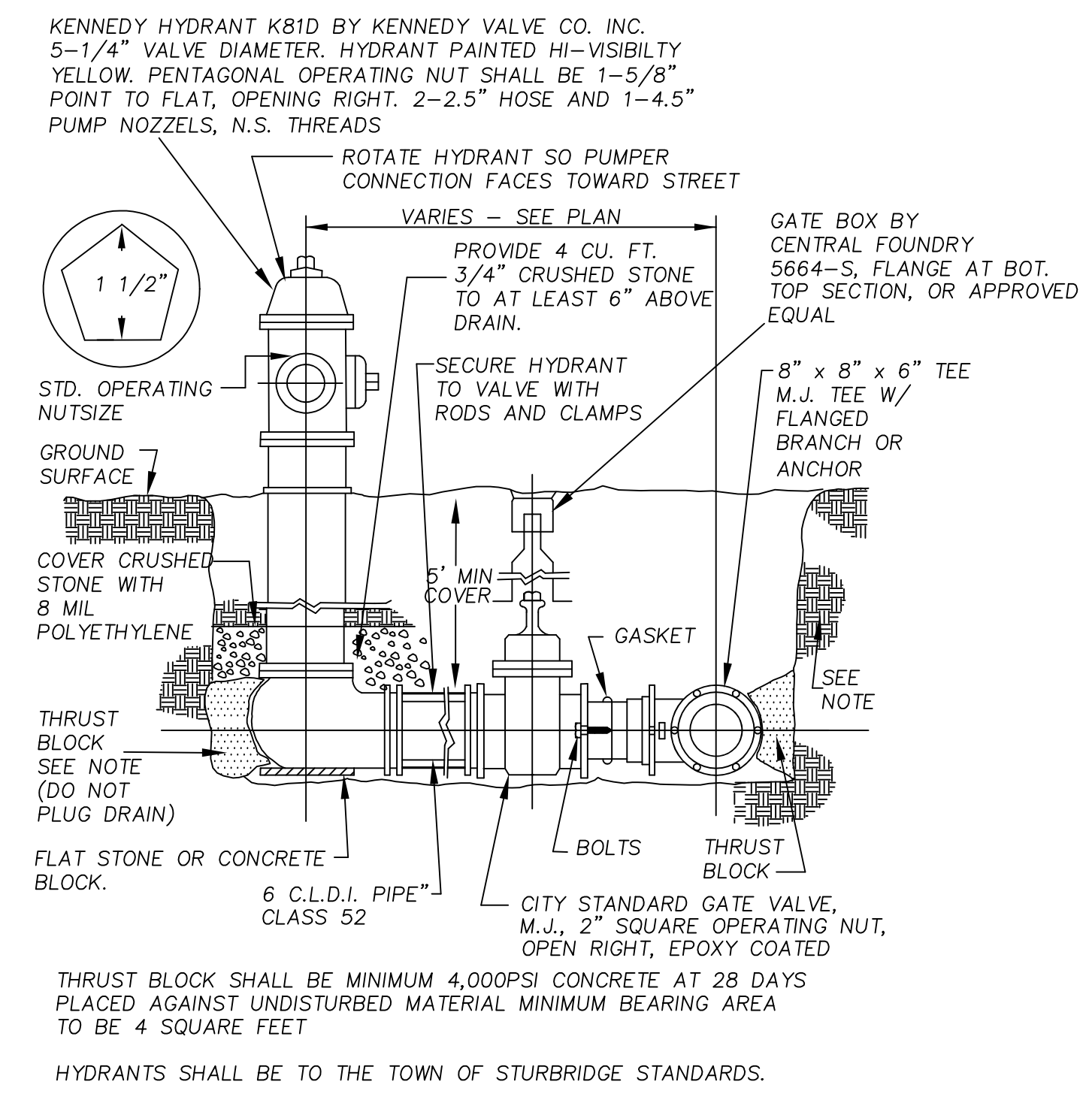
AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS IN SQUARE FEET BASED ON 250 P.S.I. & 1.5 TONS/S.F. ALLOWABLE SOIL BEARING CAPACITY

PIPE SIZE (M) BEND	1/4 BEND	1/8 BEND	1/16 & TEES	PLUG	
4	6.8	6.0	2.9	2.3	4.5
10	9.6	5.2	2.3	6.7	
12	13.3	6.7	3.7	9.6	
16	24.0	11.8	3.7	17.0	

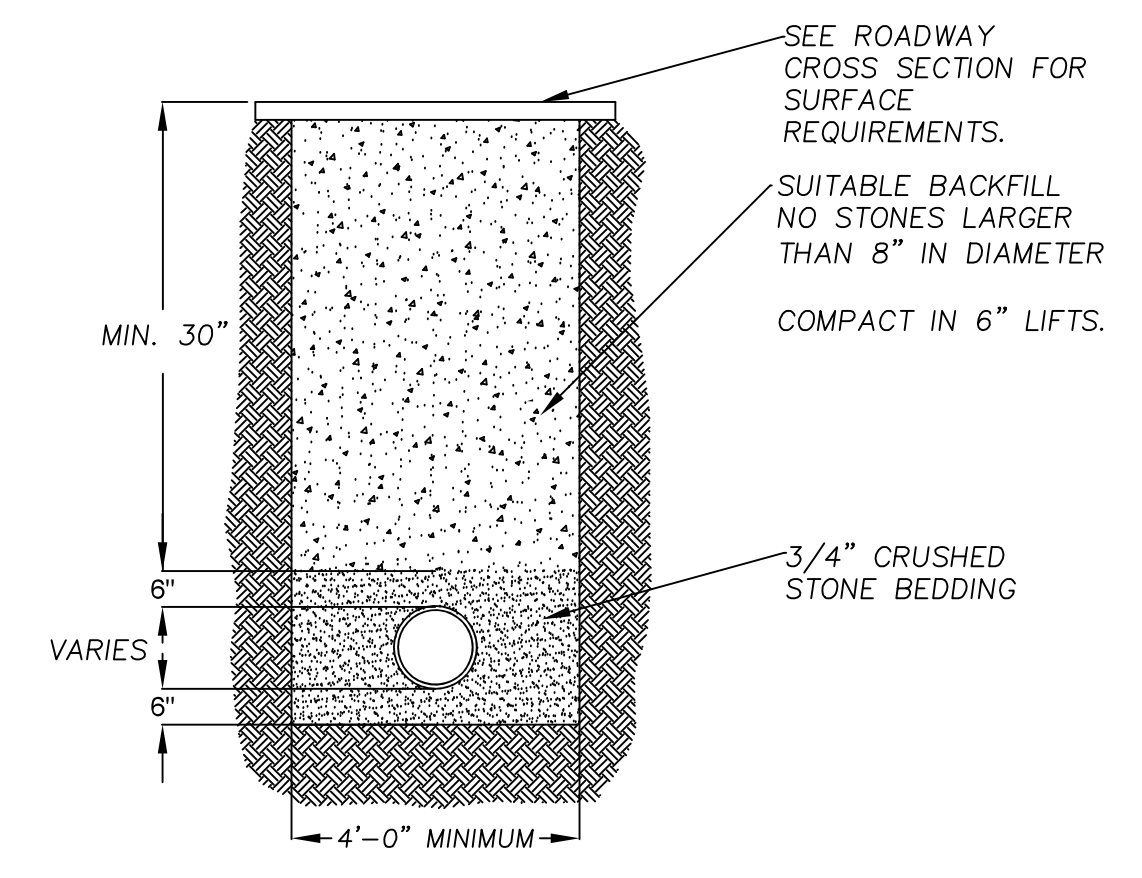
BEARING AREA - SQ. FT.

NORMAL FITTING DIAMETER	FITTING			
	90° BEND	45° BEND	BETWEEN 10°-45°	BRANCH OF TEE DEAD END
6"	4	2	2	4
8"	7	4	3	5

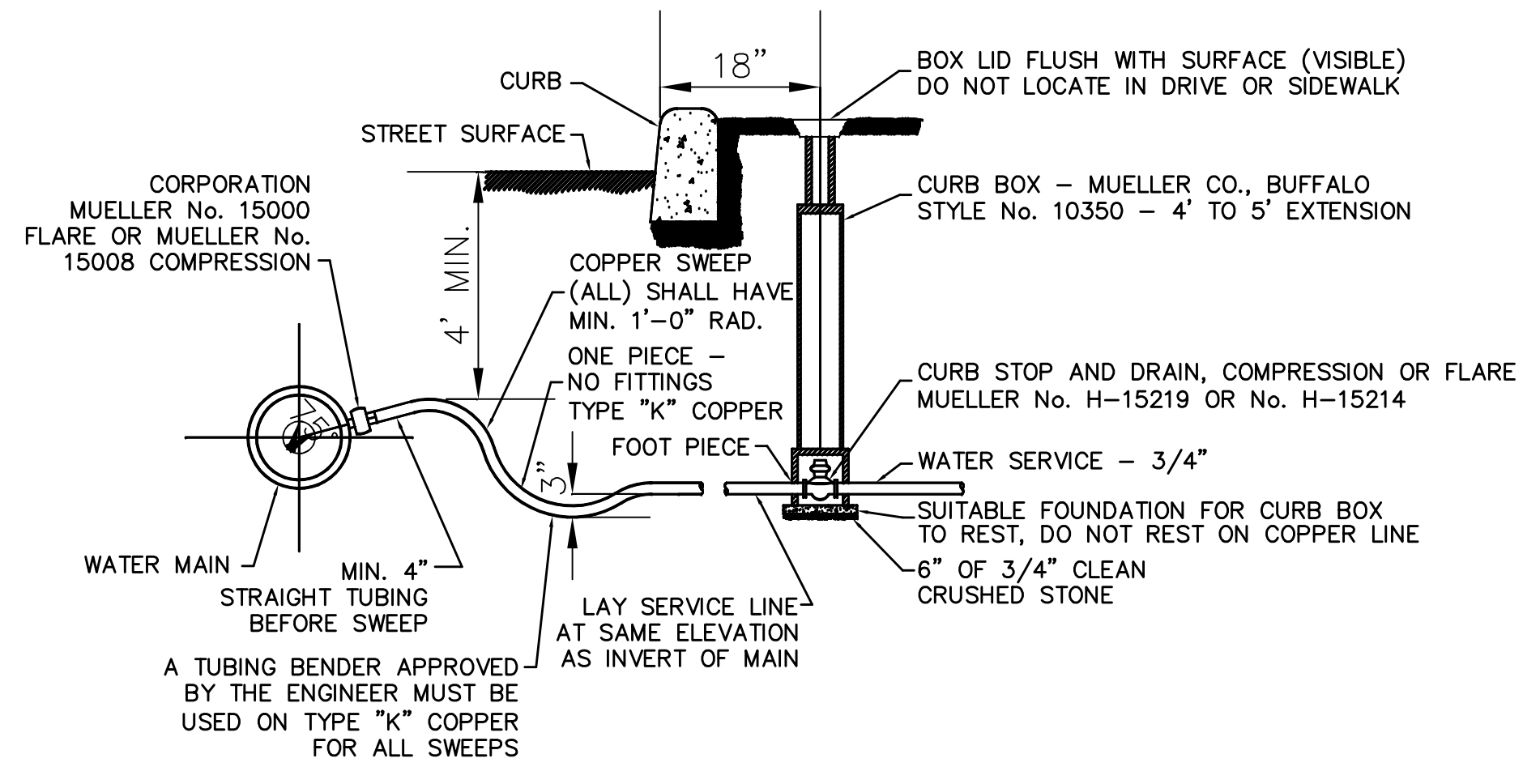
- ALL BENDS, TEES, WYES, HYDRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS
- BEARING AREA (H X L) IS AREA OF CONE IN CONTACT WITH WALL OF TRENCH
- HEIGHT (H) & LENGTH (L) AS REQUIRED TO OBTAIN BEARING AREA IN TABLE
- BOULDERS ARE NOT TO BE USED AS THRUST BLOCKS.



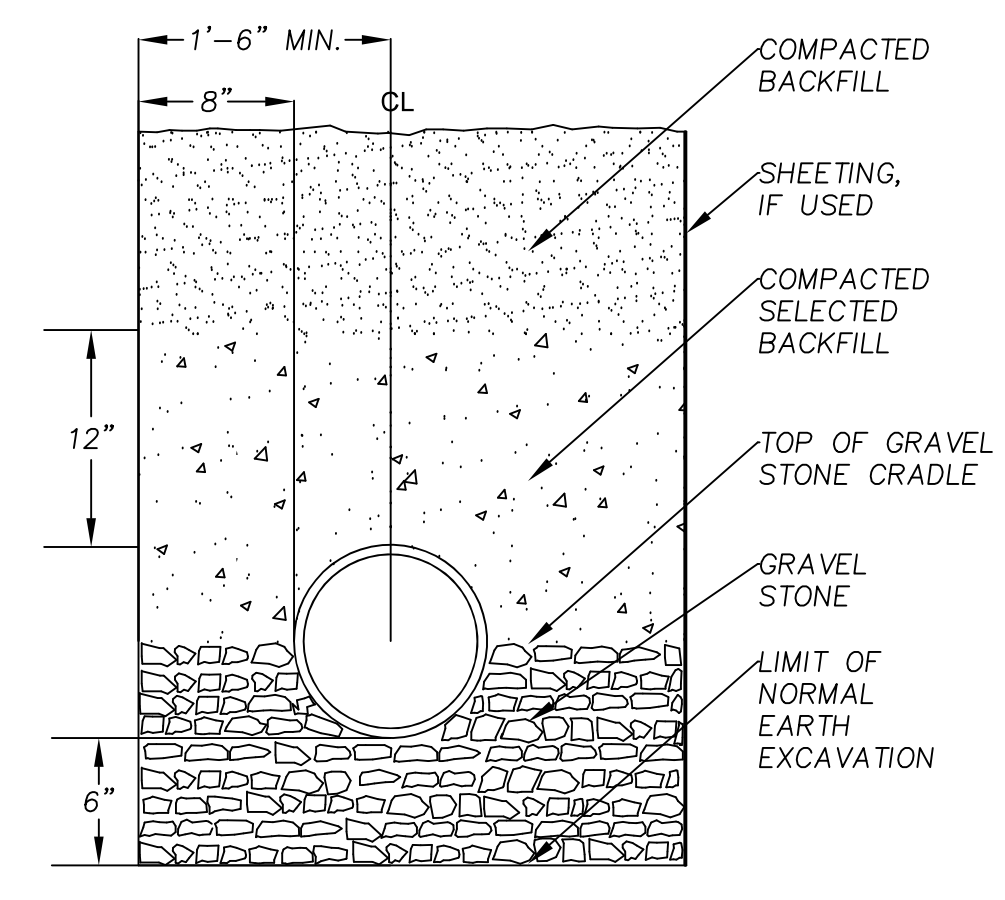
TYPICAL HYDRANT AND VALVE
NOT TO SCALE



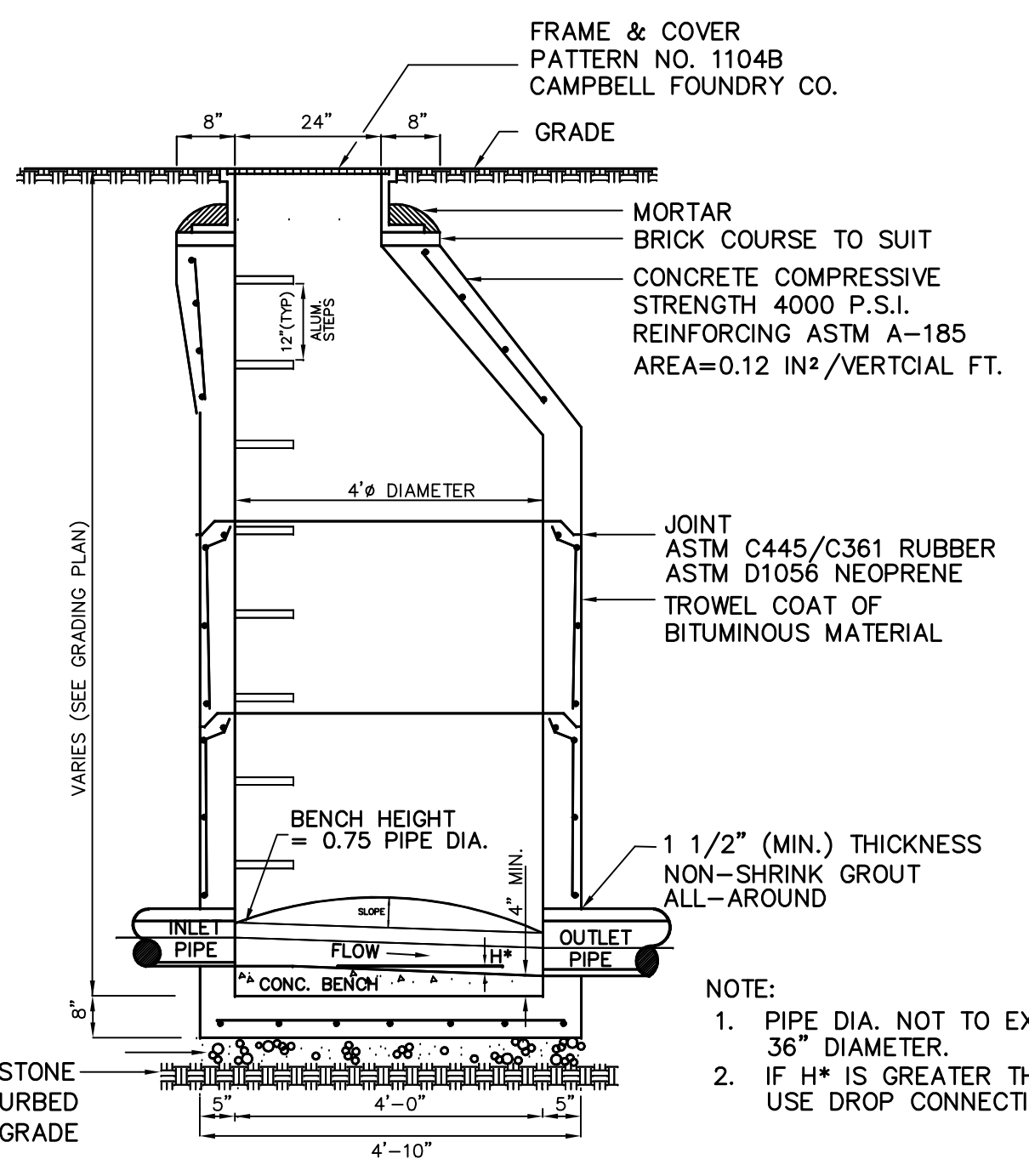
TYPICAL SEWER MAIN TRENCH
NOT TO SCALE



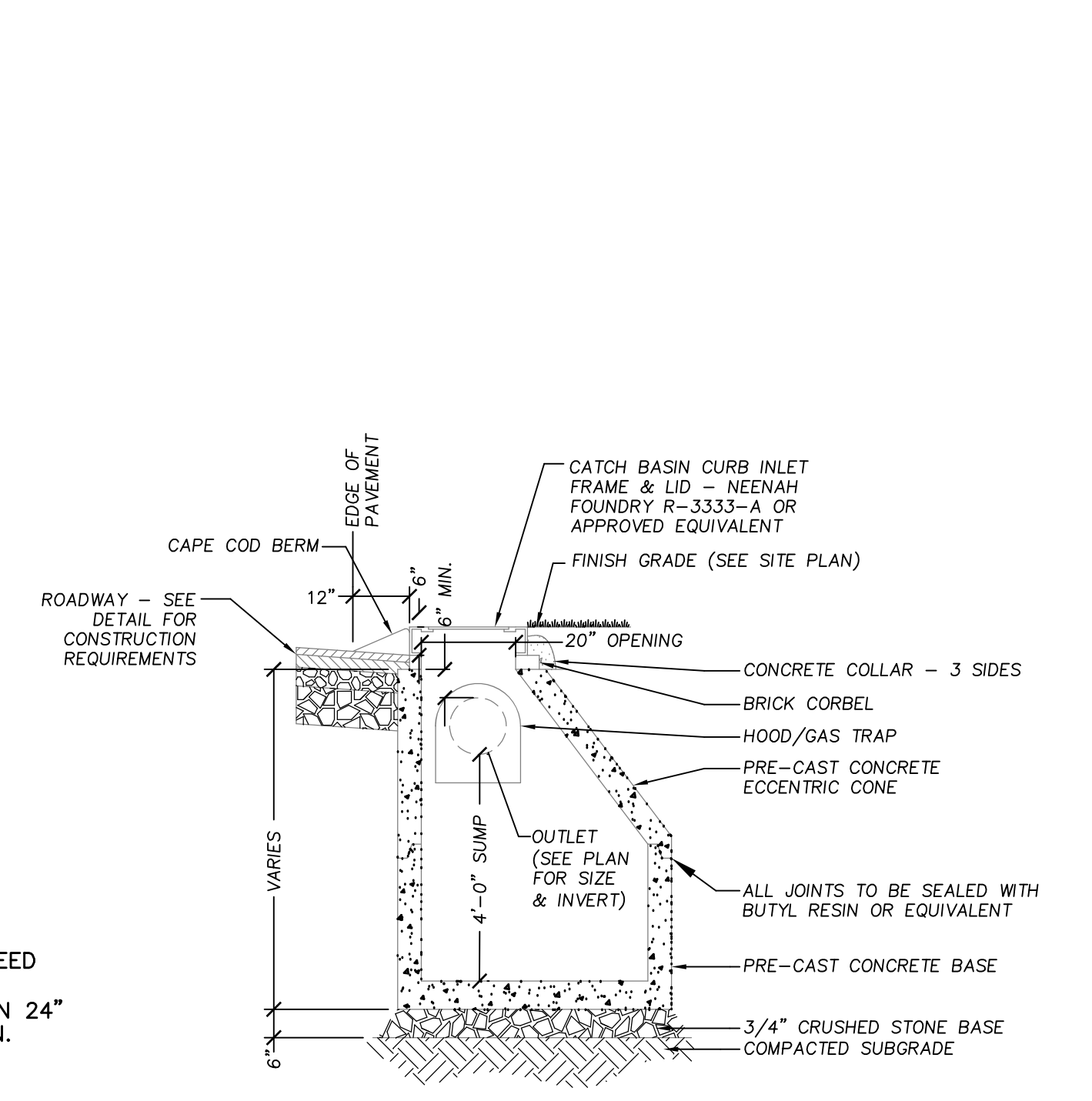
WATER SERVICE CONNECTION
NOT TO SCALE



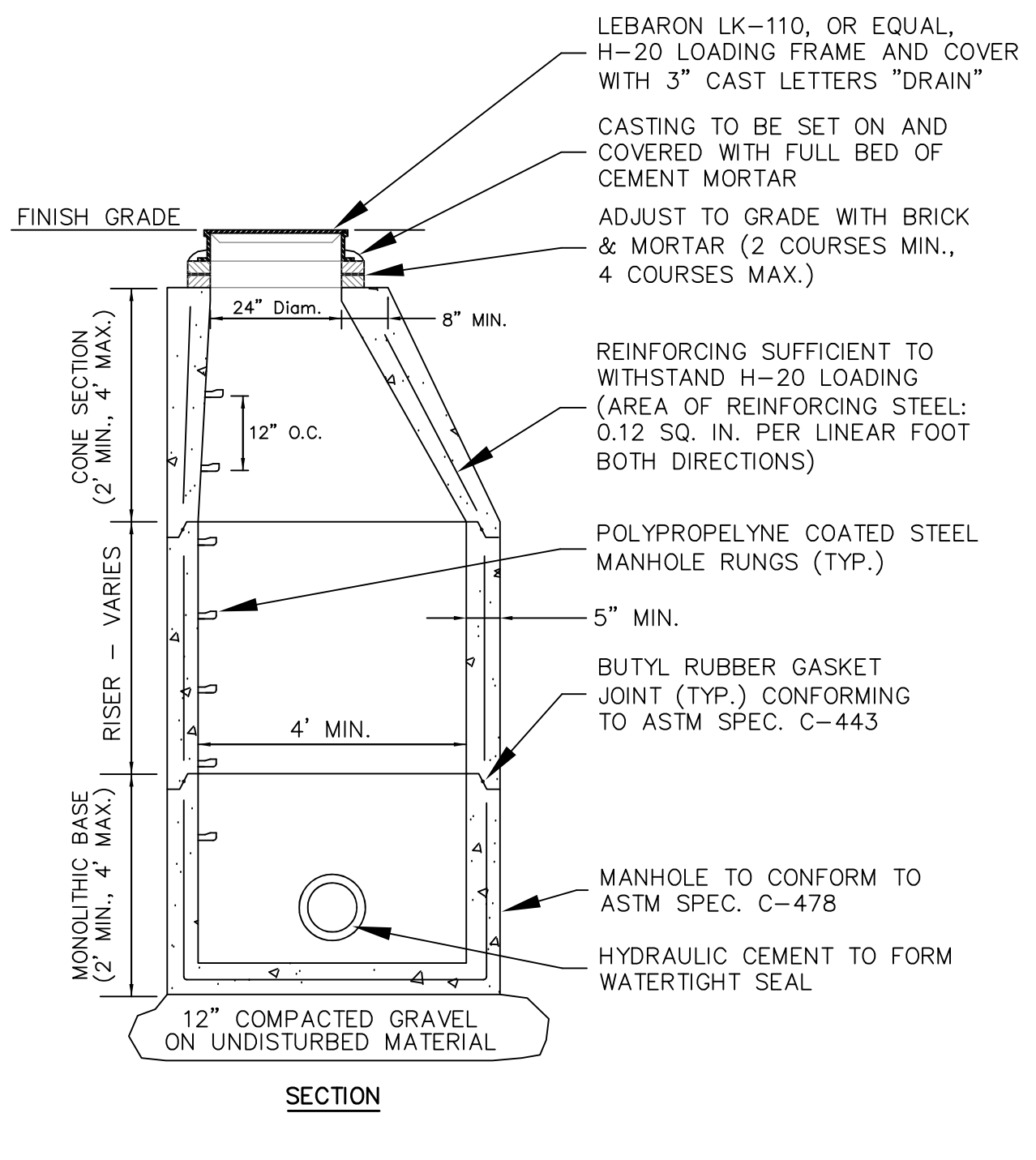
TYPICAL DRAIN MAIN TRENCH
NOT TO SCALE



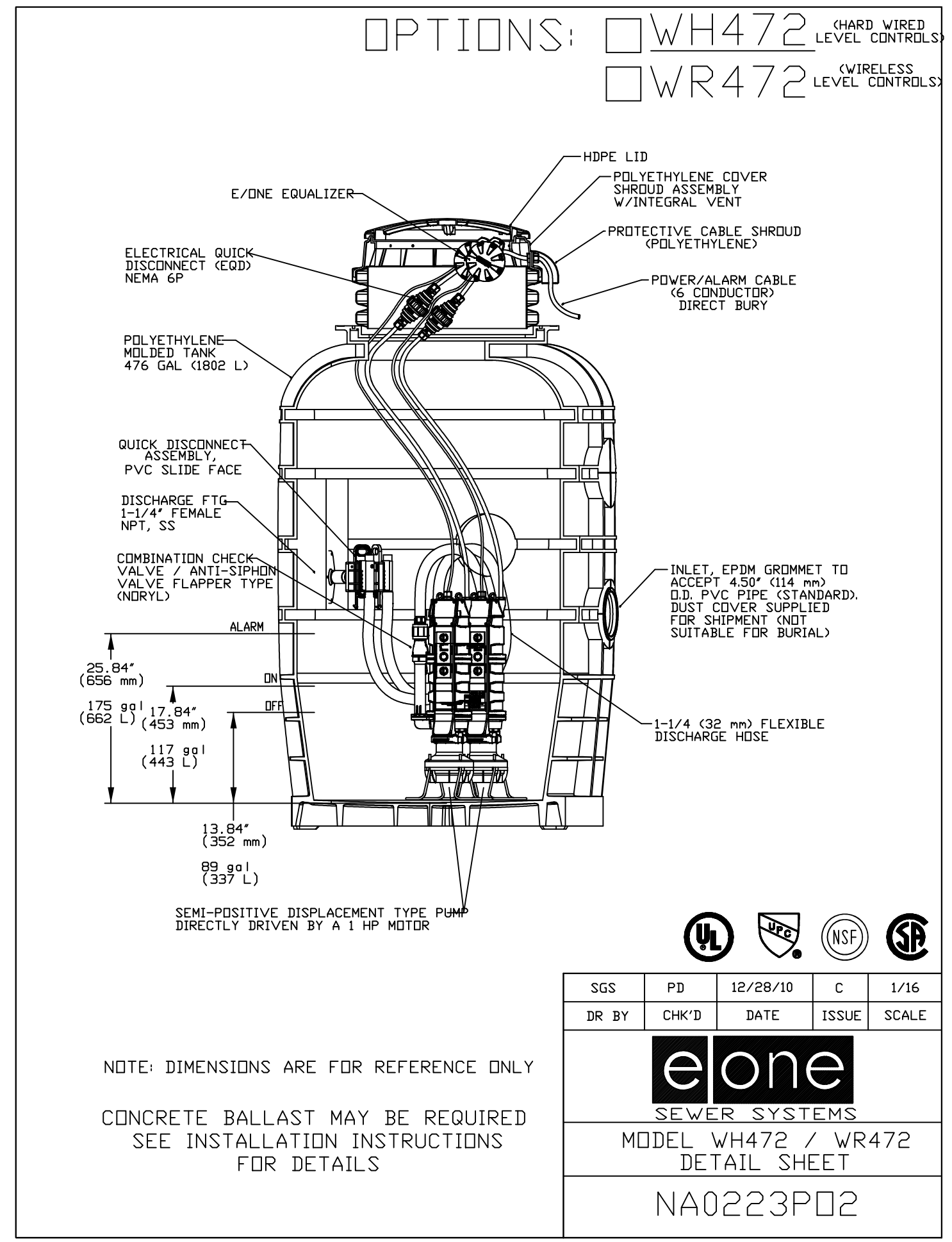
STANDARD SANITARY MANHOLE
NOT TO SCALE



CURB INLET CATCHBASIN
NOT TO SCALE



PRECAST DRAIN MANHOLE
NOT TO SCALE

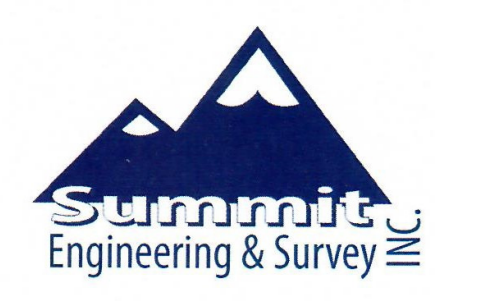


SGS	PD	12/28/10	C	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE
eone SEWER SYSTEMS				
MODEL WH472 / WR472 DETAIL SHEET				
NA0223P02				

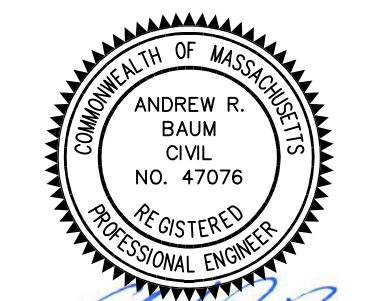


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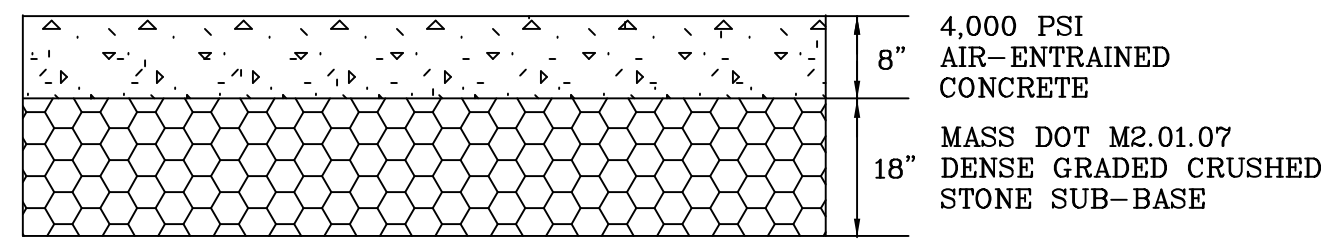
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NOT FOR CONSTRUCTION**

**NEW ENGLAND
COLD STORAGE, LLC**

6 PICKER ROAD
STURBRIDGE, MA

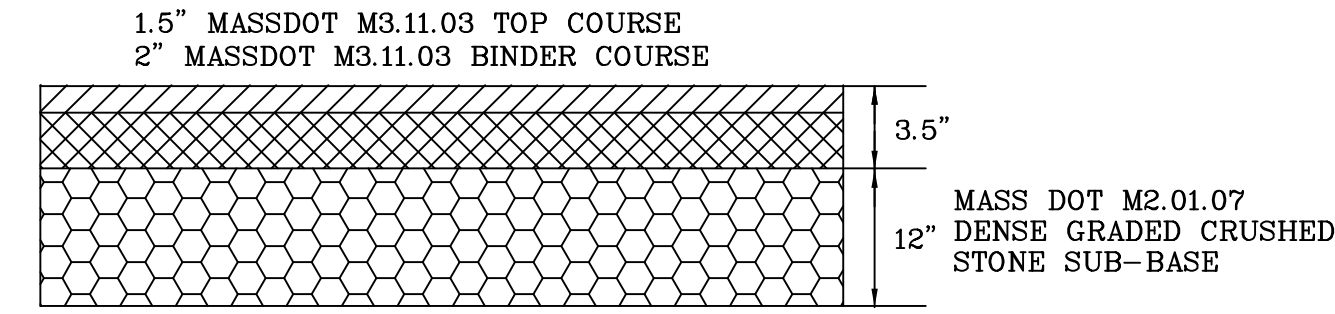
**CONSTRUCTION
DETAILS**

SCALE: AS SHOWN
DATE: MAY 12, 2020
JOB NO: 20-122
PLAN NO: 20-122 DEFINITIVE SITE PLAN
SHEET NO: 17 OF 19



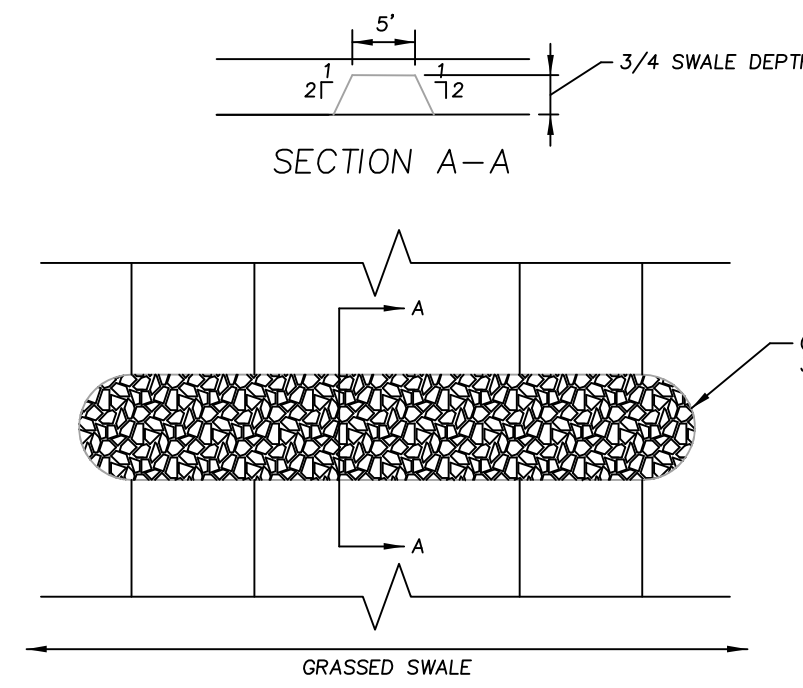
RIGID PAVEMENT DETAIL

NO SCALE



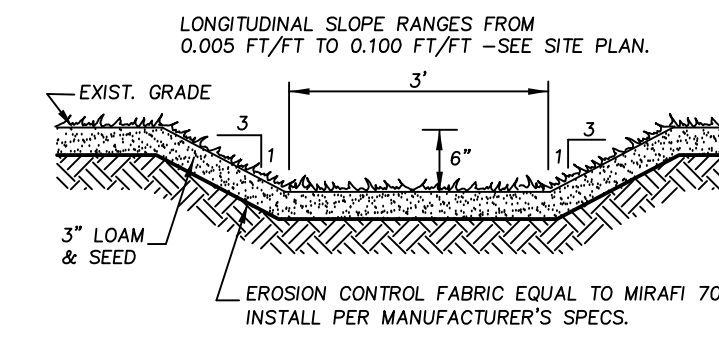
FLEXIBLE PAVEMENT DETAIL

NO SCALE



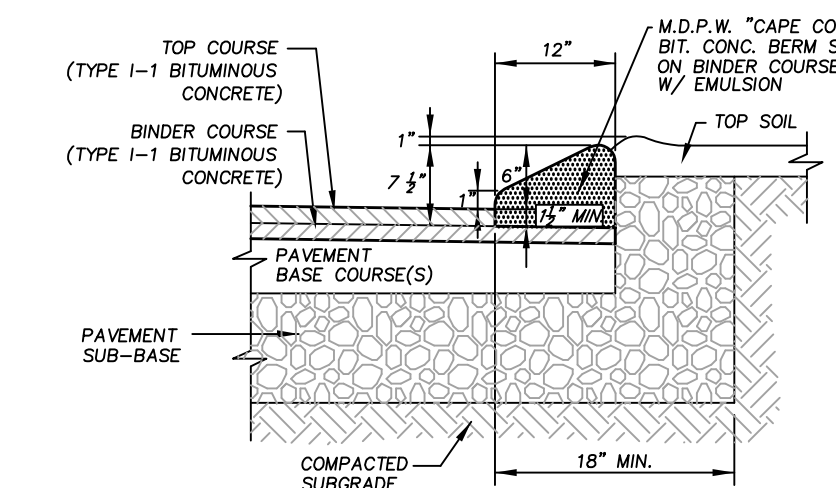
CHECK DAM

NOT TO SCALE



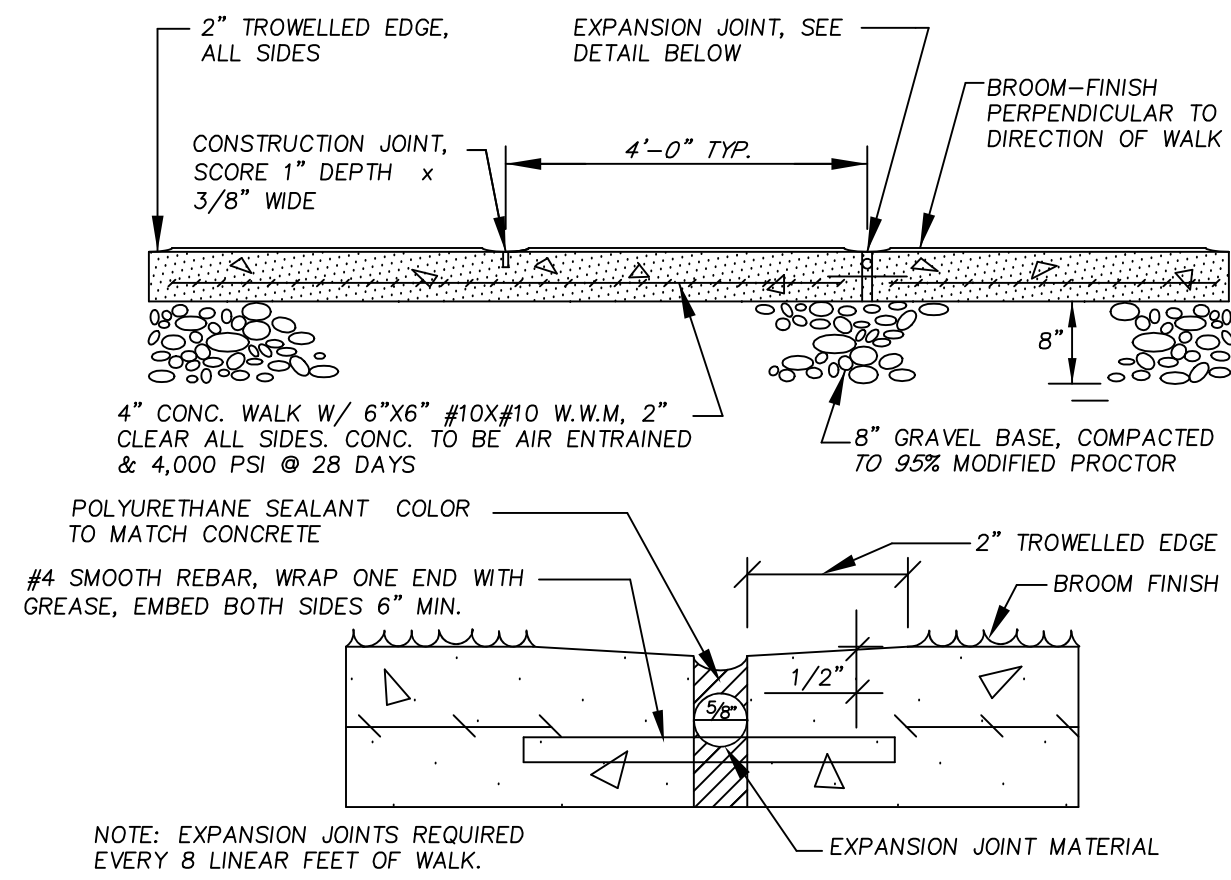
GRASSED SWALE

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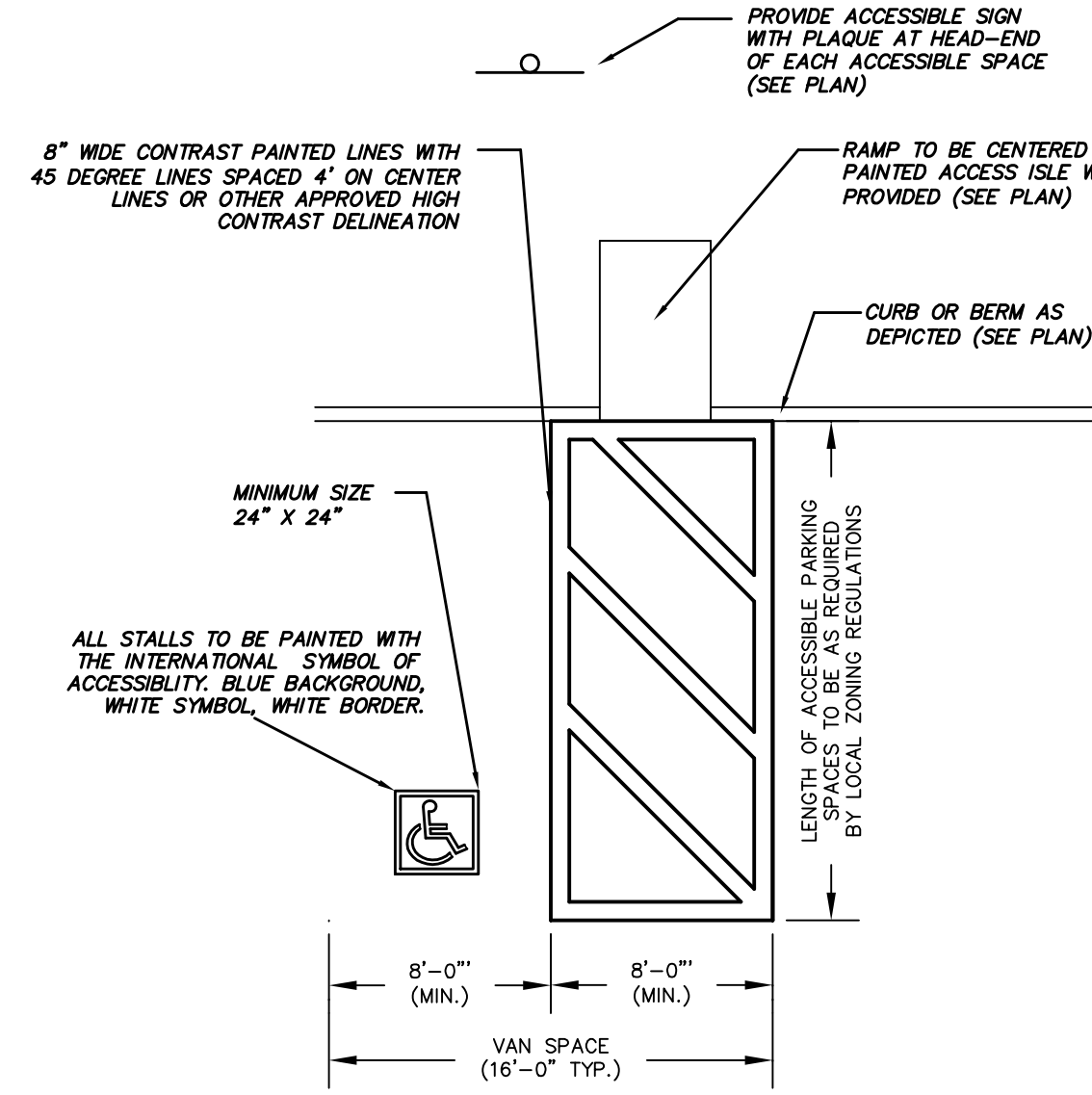
BITUMINOUS CONCRETE BERM

NOT TO SCALE



CONCRETE WALK & PADS

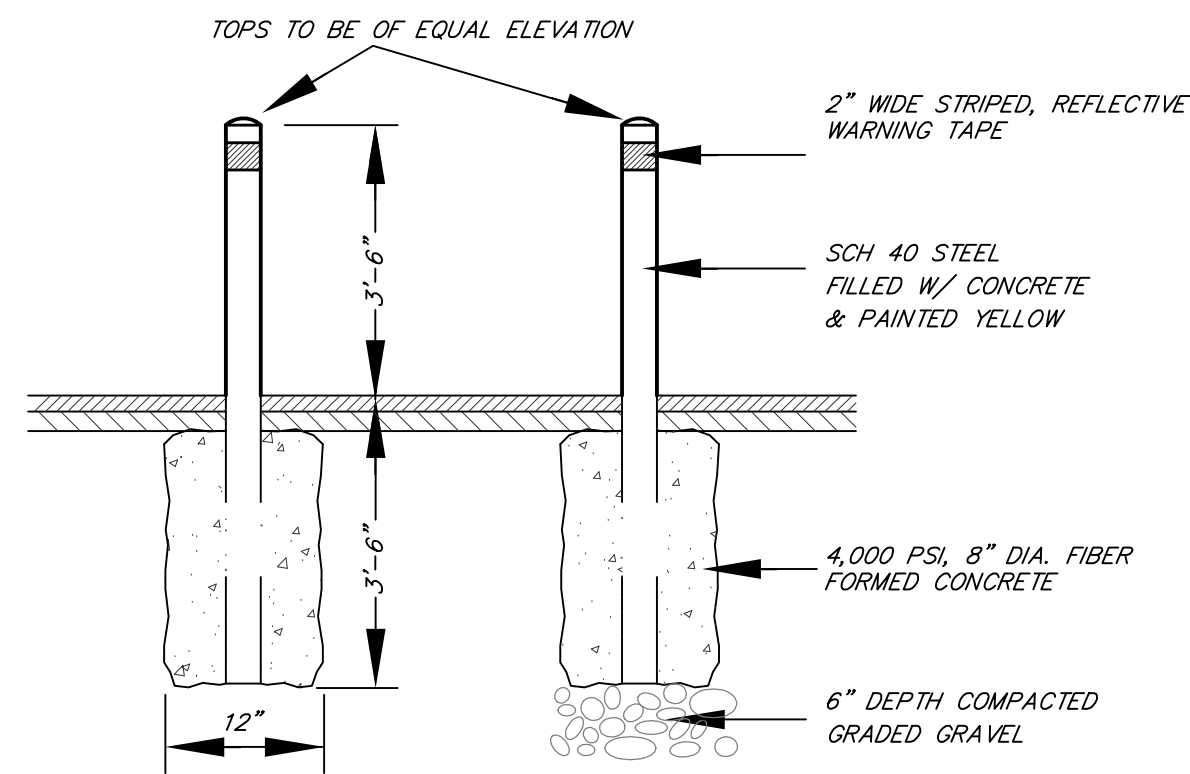
NOT TO SCALE



ACCESSIBLE PARKING SPACE

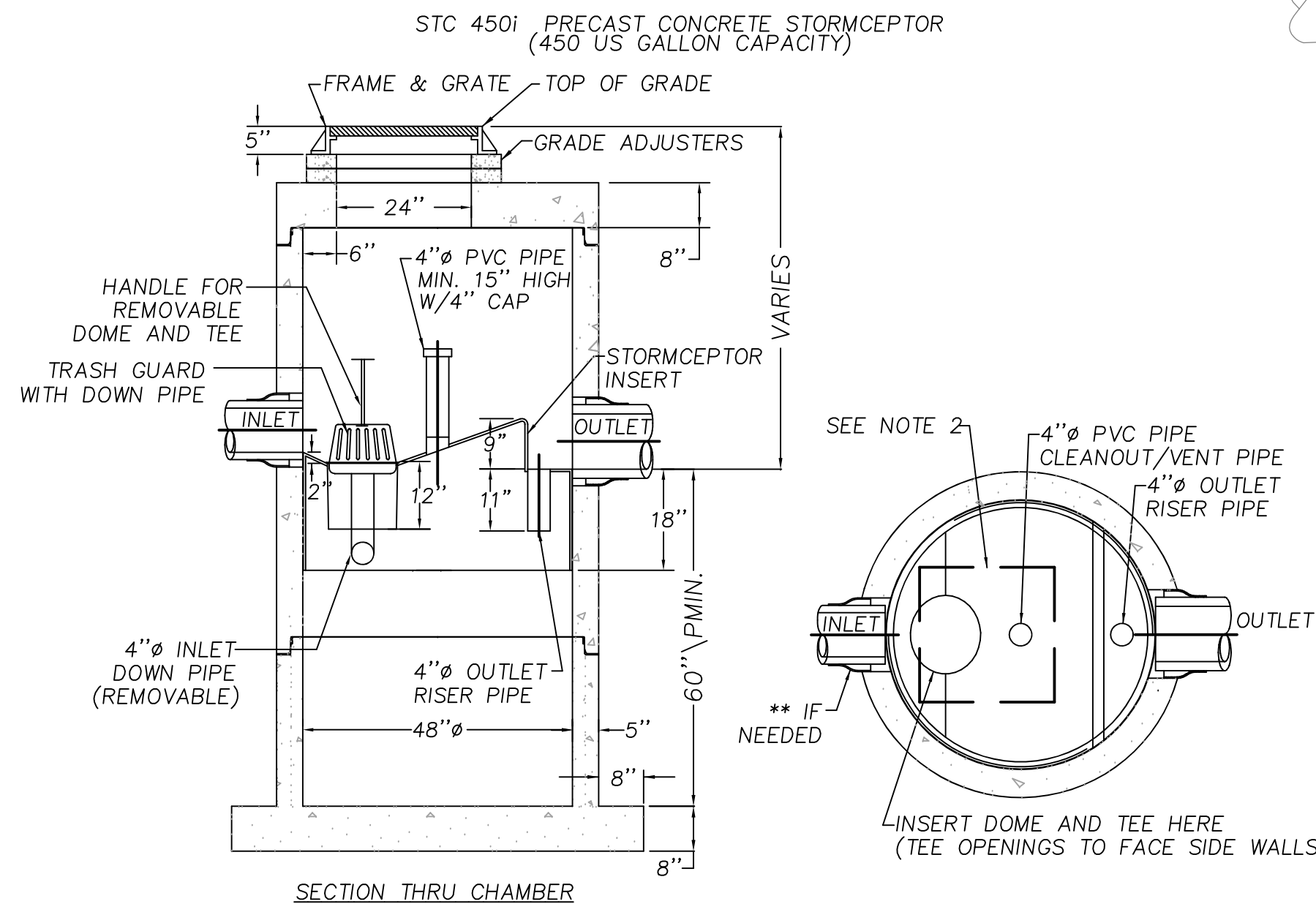
NOT TO SCALE

- NOTES:
- 1) PARKING SPACES SHALL MEET THE REQUIREMENTS OF THE CODE OF MASSACHUSETTS REGULATIONS ARCHITECTURAL ACCESS BOARD - 521CMR.
 - 2) PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
 - 3) ACCESS ISLES ADJACENT TO ACCESSIBLE PARKING SPACES SHALL BE 5'-0" WIDE MINIMUM, EXCEPT ADJACENT VAN ACCESSIBLE SPACES, THE ACCESS ISLE SHALL BE A MINIMUM 8'-0" WIDE MINIMUM. A MINIMUM OF ONE VAN SPACE SHALL BE PROVIDED PER SITE.
 - 4) TWO ACCESSIBLE SPACES MAY SHARE A COMMON ACCESS ISLE.
 - 5) A SIGN, IDENTIFYING ACCESSIBLE PARKING SPACES AS RESERVED, SHALL BE LOCATED AT THE HEAD OF EACH SPACE AND NO MORE THAN 10'-0" AWAY. THE SIGN SHALL BE AS SPECIFIED BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), R7-8 OR APPROVED EQUAL.
 - 6) SIGNS AT THE HEAD OF VAN ACCESSIBLE SPACES SHALL INCLUDE THE WORDS: VAN ACCESSIBLE, MUTCD R7-BB OR APPROVED EQUAL.



BOLLARD GUARD

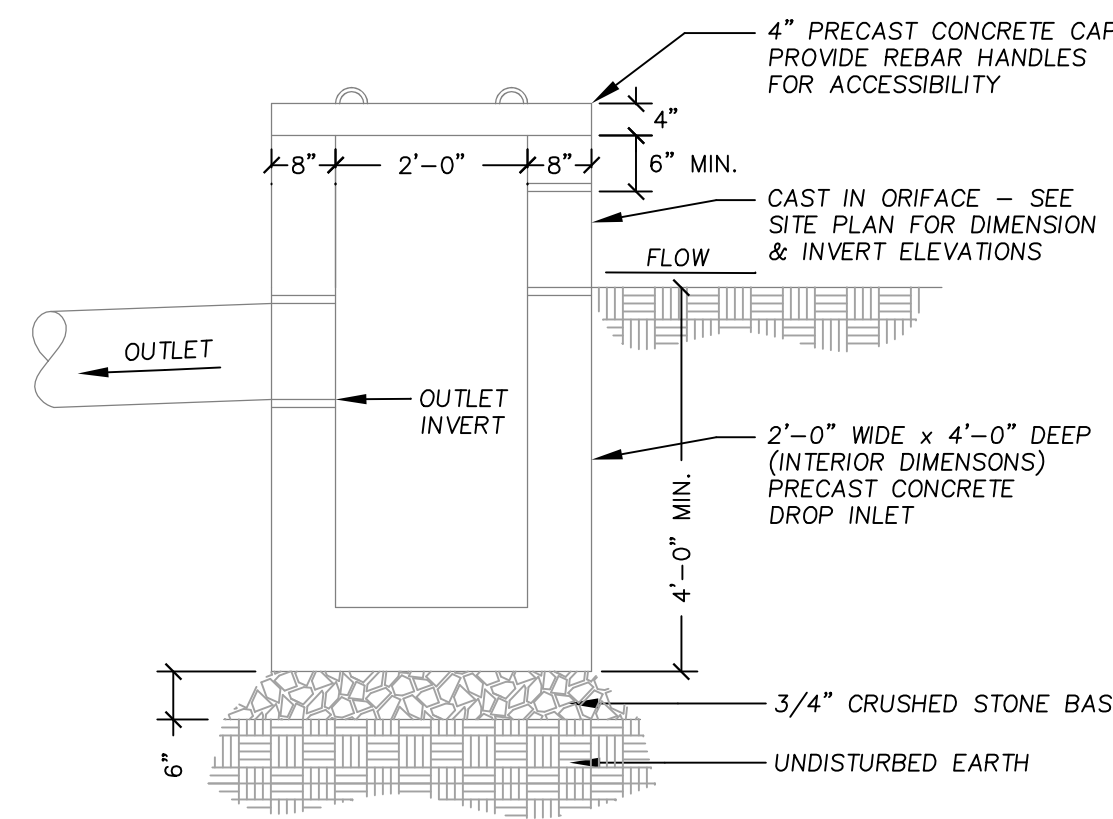
NOT TO SCALE



STORMSCCEPTOR - WATER QUALITY SEPARATOR

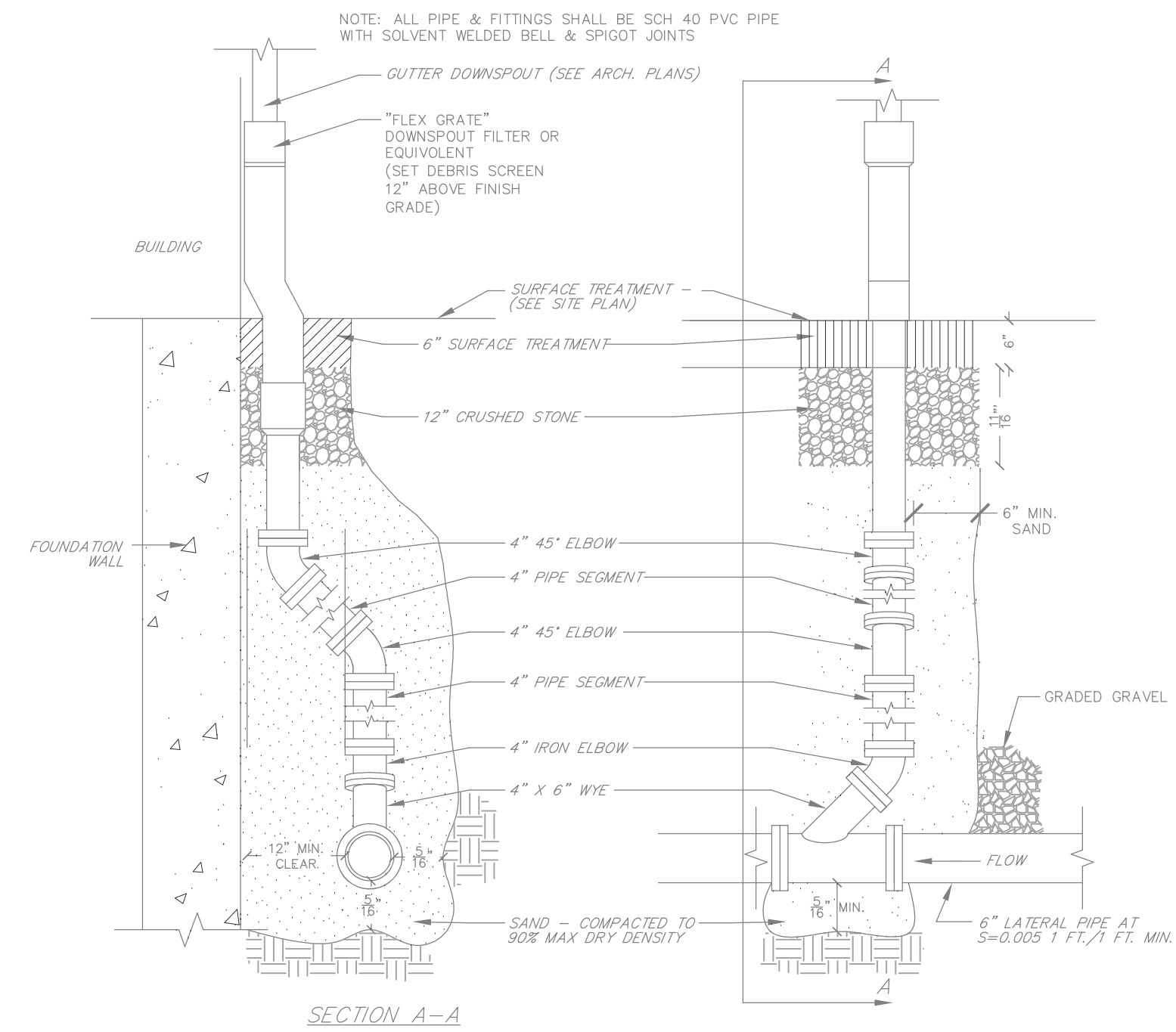
NOT TO SCALE

- NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE 4" CLEANOUT/VENT PIPE AND THE 4" INLET DOWN PIPE.
 3. THE STORMSCCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OFF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.
 4. CONTRACTOR TO PROVIDE CRANE TO SET UNIT (HEAVIEST SECTION WEIGHS 5000 LB)



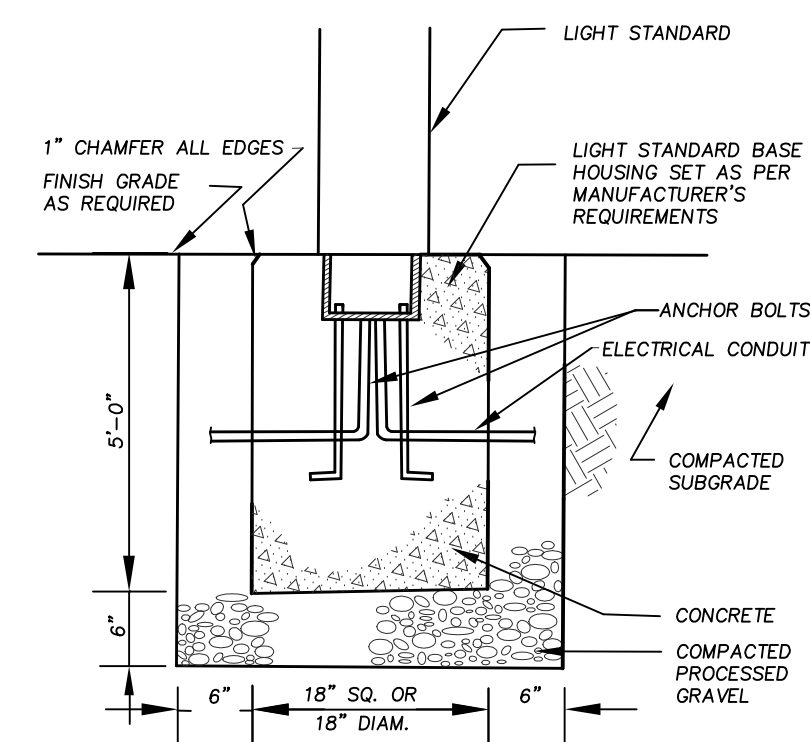
DROP INLET

NOT TO SCALE



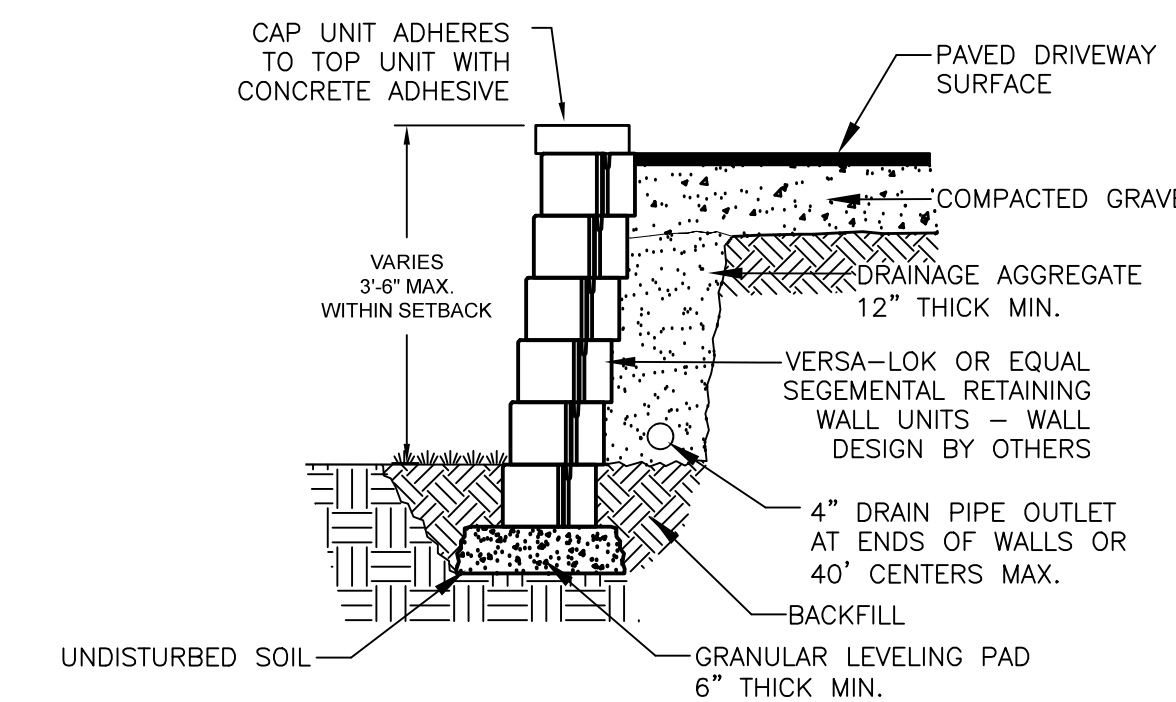
ROOF DRAIN CONNECTION

NOT TO SCALE



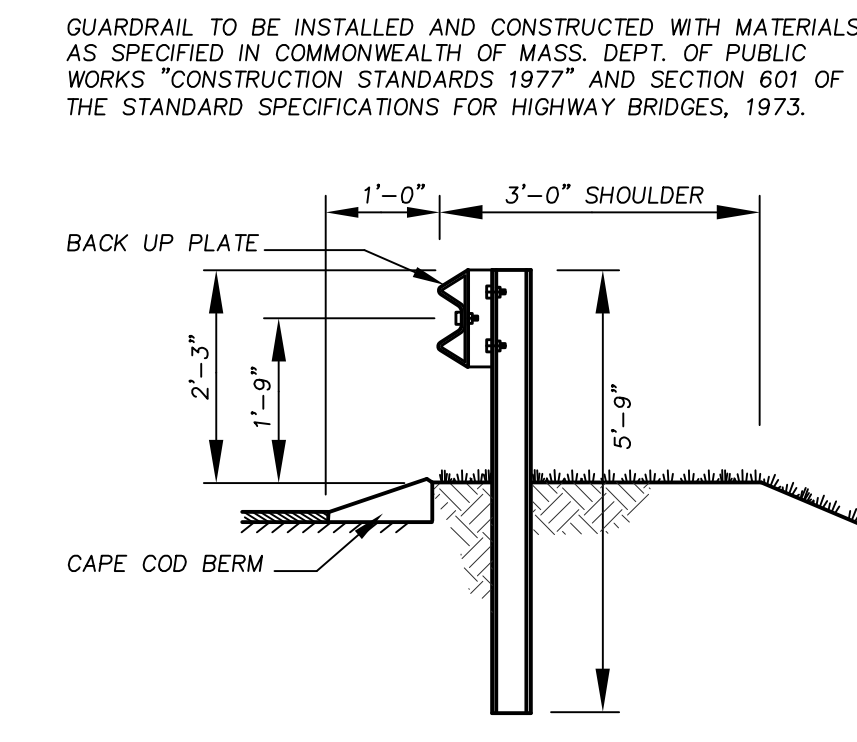
LIGHT STANDARD BASE

NOT TO SCALE



TYP. SEGMENTAL RETAINING WALL

NOT TO SCALE



STEEL BEAM GUARDRAIL

NOT TO SCALE

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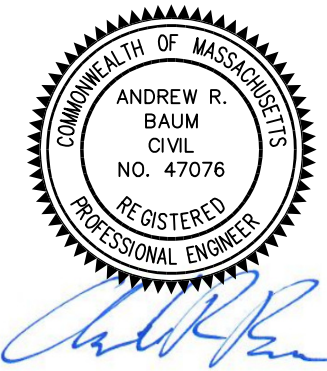


ARCO
DESIGN/BUILD

380 Interstate North Pkwy, SE, Atlanta, GA 30339
Suite 210 770.541.1700



710 Main Street
North Oxford, MA 01537

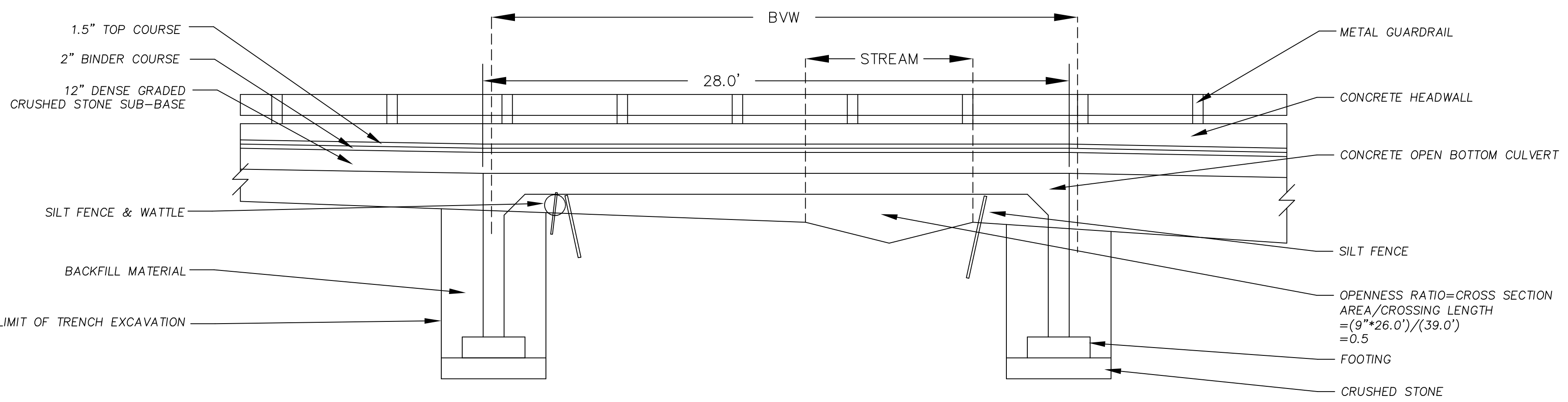


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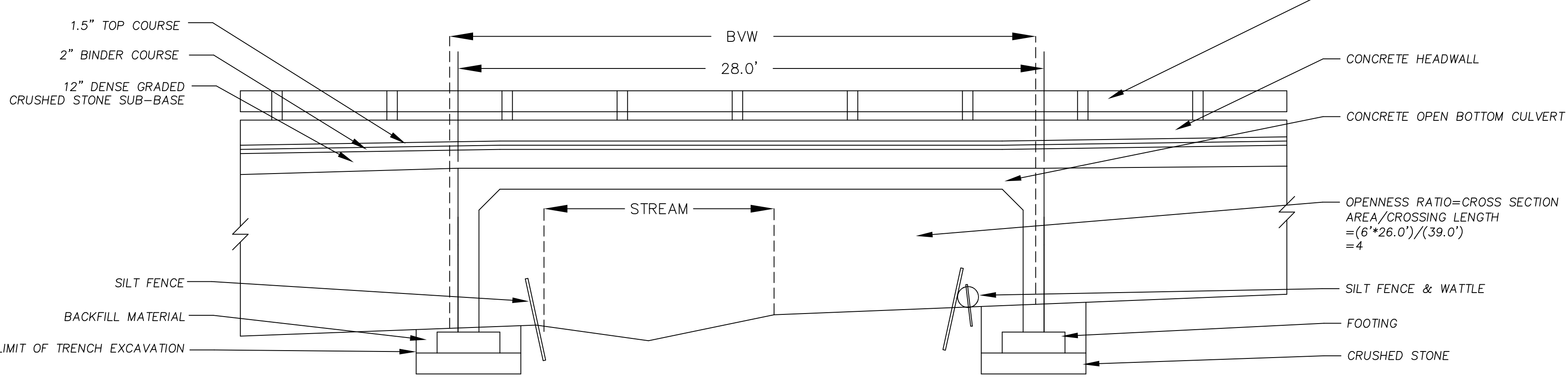
6 PICKER ROAD
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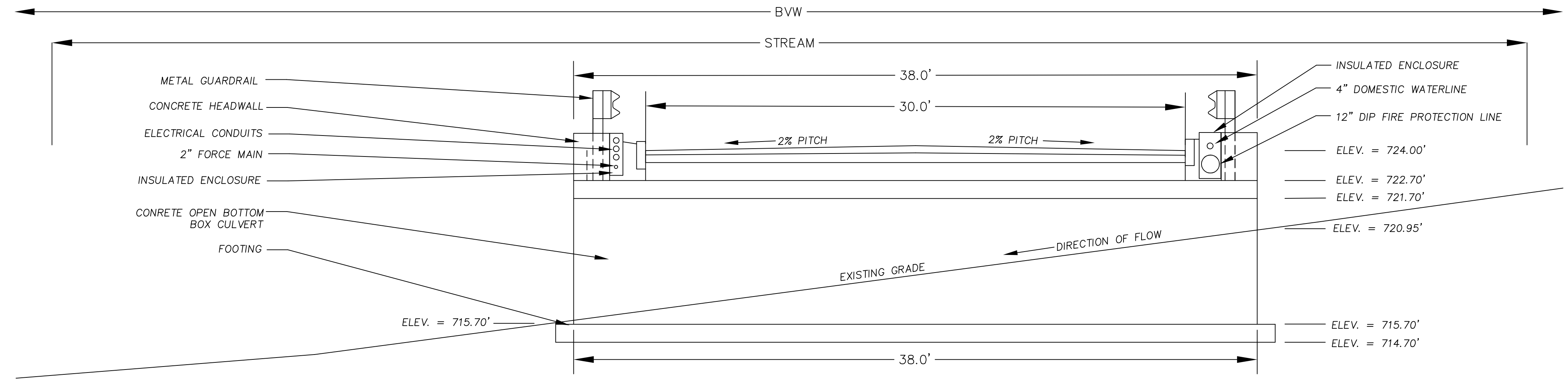
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SHEET NO: 18 OF 19



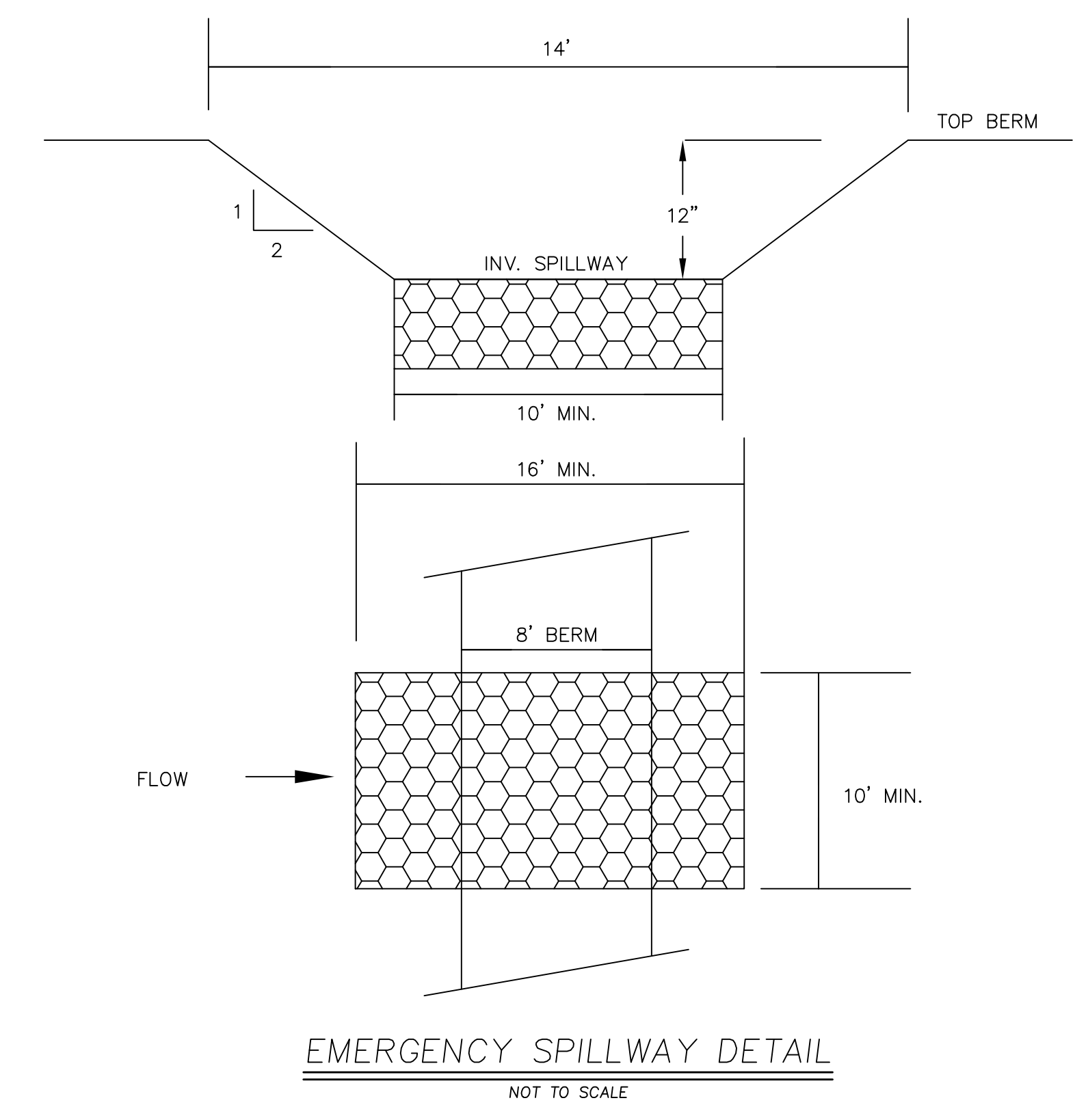
WETLAND CROSSING SECTION-B
SCALE: 1" = 4'



WETLAND CROSSING SECTION-C
SCALE: 1" = 4'



WETLAND CROSSING SECTION-A
SCALE: 1" = 4'

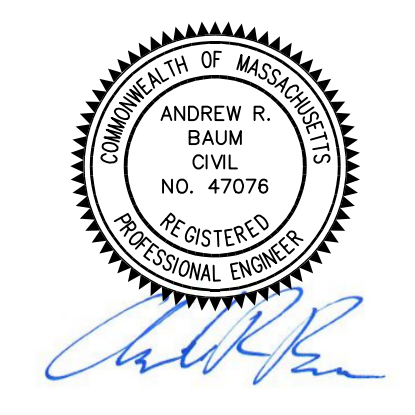


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